

**Miami Beach Redevelopment Agency
Commission Chambers, 3rd Floor, City Hall
1700 Convention Center Drive
May 5, 2004**

Chairman of the Board David Dermer
Member of the Board Matti Herrera Bower
Member of the Board Simon Cruz
Member of the Board Luis R. Garcia, Jr.
Member of the Board Saul Gross
Member of the Board Jose Smith
Member of the Board Richard L. Steinberg

Executive Director Jorge M. Gonzalez
Assistant Director Christina M. Cuervo
Assistant Director Mayra Diaz Buttacavoli
General Counsel Murray H. Dubbin
Secretary Robert E. Parcher

AGENDA

1. ROLL CALL
2. OLD BUSINESS
 - A Report Of The Itemized Revenues And Expenditures Of The Miami Beach Redevelopment Agency For The Month Of March 2004. (Page 438)
3. NEW BUSINESS
 - A A Resolution Of The Chairman And Members Of The Miami Beach Redevelopment Agency Authorizing The Chairman And Secretary To Execute An Interlocal Agreement By And Among The City Of Miami Beach, The Miami Beach Redevelopment Agency, And Miami-Dade County, Florida, For The Purpose Of Establishing The Use Of 1.5% Of The Tax Increment Revenues Against Real Property Located Within The South Pointe Redevelopment Area And The City Center/Historic Convention Village Redevelopment And Revitalization Area To Be Remitted, Respectively, To The City And County At Fiscal Year End. **Joint City Commission and Redevelopment Agency** (Page 478)
 - B A Resolution Of The Chairman And Members Of The Miami Beach Redevelopment Agency Appropriating Funds As Follows: \$335,500, From The South Pointe Redevelopment District, In Order To Construct A Surface Parking Lot At 137 Washington Avenue; And \$388,300, From The City Center Redevelopment District, To Provide Upgrades To The 1672 Lenox Avenue Surface Parking Lot. (Page 487)

End of RDA Agenda



HOW A PERSON MAY APPEAR BEFORE THE REDEVELOPMENT AGENCY OF THE CITY OF MIAMI BEACH, FLORIDA

The regularly scheduled meetings of the Redevelopment Agency are established by Resolution and are generally held on the same day the Miami Beach City Commission holds their regularly scheduled meetings. The Redevelopment Agency meetings commence at 10:00 a.m.

1. Jorge M. Gonzalez has been designated as the Agency's Executive Director.
Robert Parcher has been designated as the Agency's Secretary.
2. Person requesting placement of an item on the agenda must provide a written statement to the Agency Executive Director, 4th Floor, City Hall, 1700 Convention Center Drive, telephone 673-7285, outlining the subject matter of the proposed presentation. In order to determine whether or not the request can be handled administratively, an appointment will be set up to discuss the matter with a member of the Executive Director's staff. Procedurally, "Request for Agenda Consideration" will not be placed upon the Agency agenda until after Administrative staff review. Such review will ensure that the issue has been addressed in sufficient detail so that the Agency members may be fully apprised of the matter to be presented. Persons will be allowed three (3) minutes to make their presentation and will be limited to those subjects included in their written request. Such written requests must be received in the Executive Director's office no later than noon on Tuesday of the week prior to the scheduled Agency meeting to allow time for processing and inclusion in the agenda package.
3. Once an agenda for the Redevelopment Agency meeting is published, and a person wishes to speak on items listed on the agenda, he/she may call or come to the Agency Secretary's Office, 1st floor, City Hall, 1700 Convention Center Drive, telephone 673-7411, before 5:00 p.m., on the Tuesday prior to the Agency meeting and give their name, the agenda item to be discussed and, where known, the agenda item number.

Copies of the Agency agenda may be reviewed at the Agency's Secretary Office (City Clerk's Office) on the Monday prior to the Agency's regular meeting.

The complete agenda, with all backup material, is available for inspection on the Monday prior to the Agency meeting at the Agency Secretary office (City Clerk's Office).

4. All persons who have been listed by the Agency Secretary to speak on the agenda item in which they are specifically interested, will be allowed up to three (3) minutes to present their views.

Robert Parcher
Agency Secretary

March 7, 2001



CITY OF MIAMI BEACH

2004 CITY COMMISSION AND REDEVELOPMENT AGENCY MEETINGS

January 14 (Wednesday)

February 4 (Wednesday)

February 25 (Wednesday)

March 17 (Wednesday)

April 14 (Wednesday)

May 5 (Wednesday)

May 26 (Wednesday)

June 9 (Wednesday)

July 7 (Wednesday)

July 28 (Wednesday)

August City Commission in Recess – NO MEETINGS

September 8 (Wednesday)

October 13 (Wednesday)

November 10 (Wednesday)

December 8 (Wednesday)

**REPORT OF THE ITEMIZED
REVENUES AND EXPENDITURES

OF THE

MIAMI BEACH REDEVELOPMENT
AGENCY

FOR THE MONTH OF
MARCH 2004**

Agenda Item 2A
Date 5-5-04

MIAMI BEACH REDEVELOPMENT AGENCY

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.ci.miami-beach.fl.us



REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman and Members of
the Miami Beach Redevelopment Agency

Date: May 5, 2004

From: Jorge M. Gonzalez
Executive Director

**Subject: REPORT OF THE ITEMIZED REVENUES AND EXPENDITURES OF THE
MIAMI BEACH REDEVELOPMENT AGENCY FOR THE SIX MONTHS
ENDED MARCH 31, 2004**

On July 15, 1998 the Chairman and Members of the Board of the Miami Beach Redevelopment Agency resolved that an itemized report of the revenues and expenditures of the Miami Beach Redevelopment Agency, with respect to each redevelopment area, would be made available to the Chairman and Members of the Board of the Miami Beach Redevelopment Agency at the end of each month. Further, it was resolved that such report would be made available no later than five days prior to the second regularly scheduled Redevelopment Agency meeting in the month immediately following the month for which such report is prepared and that the report would be placed on the Redevelopment Agency Agenda for the second meeting of each month as a discussion item. Because the distribution date for the second Commission meeting of some months falls prior to our receipt of bank statements for the month, we advised on October 21, 1998, that beginning with the report for the month ending October 31, 1998 all monthly Redevelopment Agency reports would henceforth be included as part of the agenda for the first Commission meeting of each month.

The attached material includes the following:

Section A - South Pointe Redevelopment District

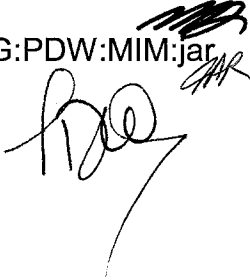
- Summary of Cash Basis Transactions by Project and by Expenditure Type for the Fiscal Years Ended September 30, 1988 through 2003 and the Six Months Ended March 31, 2004
- Check and Wire Transfer Register sorted by Project and Type of Expenditure for the Six Months Ended March 31, 2004
- Narrative of Major Projects Planned and/or Underway

Section B - City Center Redevelopment District

- Summary of Cash Basis Transactions by Project and by Expenditure Type for the Fiscal Years Ended September 30, 1988 through 2003 and the Six Months Ended March 31, 2004

- Check and Wire Transfer Register sorted by Project and Type of Expenditure for the Six Months Ended March 31, 2004
- Narrative of Major Projects Planned and/or Underway

JMG:PDW:MIM:jar

A large, stylized handwritten signature in black ink, appearing to be 'Hoo' or similar, with a long vertical stroke extending downwards.

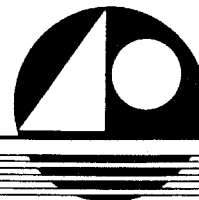
SOUTH POINTE

REDEVELOPMENT DISTRICT

FINANCIAL INFORMATION

FOR THE MONTH ENDED

MARCH 31, 2004



May 5, 2004

TO: Jorge M. Gonzalez, Executive Director

**FROM: Patricia D. Walker, Chief Financial Officer
City of Miami Beach**

**SUBJECT: South Pointe Redevelopment District Financial Information
For the Six Months Ended March 31, 2004**

At the July 15, 1998 Commission/Redevelopment Agency meeting a request was made for monthly financial information for the South Pointe Redevelopment District. The information has been compiled and is attached.

Historical Cash Basis Financial Information

The summary report included in the attached material, reflects that during the period from October 1, 1987 through March 31, 2004 approximately \$101,235,000 of revenues were received in the South Pointe District of the Redevelopment Agency ("RDA").

The primary sources of these revenues included approximately:

\$ 81,505,000 - Incremental Ad Valorem tax;
\$ 6,860,000 - Bond proceeds;
\$ 5,188,000 - Land sale;
\$ 2,837,000 - Rental income;
\$ 2,775,000 - Interest income;
\$ 1,000,000 - Loan from the City of Miami Beach;
\$ 350,000 - State Grant; and
\$ 720,000 - From various sources.

The opening cash balance for October 1, 1987 was approximately \$1,042,000; therefore, the total amount of funds available for the period was \$102,277,000.

On the expenditure side, approximately \$65,670,000 has been expended from October 1, 1987 through March 31, 2004.

These approximate expenditures were primarily made in the following areas:

- \$ 15,608,000 - Cobb/Courts Project;
- \$ 13,155,000 - Debt Service Payments;
- \$ 8,750,000 - Portofino Project;
- \$ 8,540,000 - South Pointe Streetscape/Park
- \$ 5,724,000 - Marina Project;
- \$ 5,186,000 - Administrative Costs;
- \$ 6,447,000 - SSDI Project
- \$ 1,045,000 - Carner-Mason Settlement and Other Reimbursements, and
- \$ 1,215,000 - Other Project Costs.

The cash balance as of March 31, 2004 is approximately \$36,607,000. This balance consisted of the following amounts:

- \$ 35,027,000 – Cash and Investment balance,
- \$ 73,000 – 1989 Bonds Sinking Fund Interest Account,
- \$ 707,000 – 1989 Bonds Sinking Debt Service Reserve Account,
- \$ 800,000 – 1989 Bonds Sinking Fund Principal Account.

JMG:PDW:MIM:jar


SUMMARY OF
CASH BASIS TRANSACTIONS
FOR THE MONTH ENDED
MARCH 31, 2004

Redevelopment Agency - South Pointe District
Summary of Cash Basis Transactions by Project
Fiscal Years 1988 - 2004 (through March 31, 2004)

	Prior Years	FY 2004	Total Rev./Expend.
OPENING CASH/INVSTMT BALANCE	\$ 1,041,730	\$ 24,468,150	
REVENUE			
- Tax increment - City	35,587,488	8,158,214	\$ 43,745,702
- Tax increment - County	30,126,612	7,013,077	37,139,689
- Tax increment (Interest) - County	26,627	-	26,627
- Tax increment - Children's Trust	-	592,809	592,809
- Bond proceeds	6,860,000	-	6,860,000
- Cobb Partners - Closing Parcel 1, 2	5,187,944	-	5,187,944
- Marina rental income	2,812,907	24,000	2,836,907
- Interest income	2,668,675	106,514	2,775,189
- Loan from City	1,000,000	-	1,000,000
- Grants (Fla. Inland Navig.; shoreline restore.)	350,000	-	350,000
- Other Grants	-	5,000	5,000
- St. sales tax (receipt - income for pmt. to St)	174,653	4,200	178,853
- Daughters of Israel contrib.-reloc. Mikvah	28,000	-	28,000
- Consulting fee refund-Rahn S. Beach	27,026	-	27,026
- Olympus Hldg.-reimb. Portofino advertsg.	24,405	-	24,405
- Mendelson environ. reimb./refund	10,000	-	10,000
- Regosa Engineering refund - Marina	8,500	-	8,500
- Portofino DRI Payment from Greenberg T.	18,056	-	18,056
- Payment received from Greenberg T. for CMB	23,500	-	23,500
- Payment received from Olympus Holdings, Inc.	96,276	-	96,276
- Payment received from Marquesa, Inc.	2,000	-	2,000
- Cost of asbestos remediation reimb.-Cobb	5,800	-	5,800
- Miscellaneous income	4,719	-	4,719
- Galbut & Galbut contrib.-reloc. Mikvah	3,500	-	3,500
- Murano Two, Ltd-Cash Bond per Agreement	242,000	-	242,000
- Other (void ck; IRS refund; Am. Bonding)	41,666	588	42,254
Total Revenues	85,330,354	15,904,402	\$ 101,234,756

EXPENDITURES

PROJECTS

Cobb/Courts	(15,608,223)	-	(15,608,223)
Marina	(5,573,542)	(150,671)	(5,724,213)

Redevelopment Agency - South Pointe District
Summary of Cash Basis Transactions by Project
Fiscal Years 1988 - 2004 (through March 31, 2004)

	Prior Years	FY 2004	Total Rev./Expend.
Portofino	(6,808,294)	(1,941,836)	(8,750,130)
South Pointe Streetscape	(8,325,661)	(213,864)	(8,539,525)
SSDI	(5,954,550)	(492,391)	(6,446,941)
Fifth St. Beautification	(300,000)	-	(300,000)
Beach Colony (l'scape/stscape/site imprvmt)	(80,912)	-	(80,912)
Marriott	(53,061)	-	(53,061)
Washington Ave.	(468,669)	-	(468,669)
Design guidelines	(43,708)	-	(43,708)
MBTMA/Mobility	(32,225)	-	(32,225)
S. Pointe Zoning	(20,819)	-	(20,819)
Alaska Baywalk	(38,876)	(21,837)	(60,713)
Victory/Community Gardens	(27,083)	(71,033)	(98,116)
Miscellaneous	(56,159)	-	(56,159)
Total Projects	(43,391,782)	(2,891,632)	(46,283,414)
<u>ADMINISTRATIVE</u>	(5,117,012)	(68,920)	(5,185,932)
<u>Debt Service/Loan Repayment</u>	(12,350,407)	(805,034)	(13,155,441)
<u>Miscellaneous</u>			
Carner Mason settlement	(946,163)	-	(946,163)
City of Miami Beach (reimburse water main)	(74,067)	-	(74,067)
Miscellaneous	(24,503)	-	(24,503)
	(1,044,733)	-	(1,044,733)
Total expenditures	(61,903,934)	(3,765,586)	\$ (65,669,520)
ENDING CASH/INVSTMT. BALANCE	\$ 24,468,150	\$ 36,606,966	

Redevelopment Agency - South Pointe District
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1988 - 2004 (through March 31, 2004)

	Prior Years	FY 2004	Total Rev./Expend.
OPENING CASH/INVSTMT BALANCE	\$ 1,041,730	\$ 24,468,150	
REVENUE			
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- Tax increment - County	30,126,612	7,013,077	37,139,689
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- Tax increment - Children's Trust	-	592,809	592,809
- Bond proceeds	6,860,000	-	6,860,000
- Cobb Partners - Closing Parcel 1, 2	5,187,944	-	5,187,944
- Marina rental income	2,812,907	24,000	2,836,907
- Interest income	2,668,675	106,514	2,775,189
- Loan from City	1,000,000	-	1,000,000
- Grants (Fla. Inland Navig.; shoreline restore.)	350,000	-	350,000
- Other Grants	-	5,000	5,000
- St. sales tax (receipt - income for pmt. to St)	174,653	4,200	178,853
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- Other (void ck; IRS refund; Am. Bonding)	41,666	588	42,254
Total Revenues	85,330,354	15,904,402	\$ 101,234,756
Expenditures			
Land acquisition	(9,444,065)	-	\$ (9,444,065)
Legal fees/costs	(6,724,780)	(109,418)	(6,834,198)
Professional services	(3,732,276)	(244,558)	(3,976,834)
Construction	(13,636,259)	(492,391)	(14,128,650)

Redevelopment Agency - South Pointe District
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1988 - 2004 (through March 31, 2004)

	Prior Years	FY 2004	Total Rev./Expend.
Utilities relocation	(1,873,213)	-	(1,873,213)
Environmental	(397,344)	-	(397,344)
Submerged land lease	(1,719,239)	(147,512)	(1,866,751)
Lease agreements	(2,433,437)	(1,844,458)	(4,277,895)
Miscellaneous	(2,148,965)	(4,648)	(2,153,613)
Property Taxes	(226,942)	(48,647)	(275,589)
Administration	(5,117,012)	(68,920)	(5,185,932)
Debt Service/loan repayment	(12,350,407)	(805,034)	(13,155,441)
Miscellaneous Project Costs	(2,099,995)	-	(2,099,995)
	<u>(61,903,934)</u>	<u>(3,765,586)</u>	<u>\$ (65,669,520)</u>
ENDING CASH/INVSTMT. BALANCE	<u>\$ 24,468,150</u>	<u>\$ 36,606,966</u>	

**CHECK & WIRE TRANSFER
REGISTER**

SORTED BY

**PROJECT & TYPE OF
EXPENDITURE**

**FOR THE MONTH ENDED
MARCH 31, 2004**

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through March 31, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6162	01/15/04	***Void***	0.00		Administration
			<u>0.00</u>		
6104	10/16/03	Anna Parekh	91.65	Miscellaneous-telephone	Administration
6116	10/27/03	International Council Of Shopping Centers	135.00	Registration Fee	Administration
6125	11/12/03	International Council Of Shopping Centers	260.00	Registration Fee	Administration
6132	11/21/03	International Council Of Shopping Centers	30.00	Registration Fee	Administration
6158	01/12/04	Department of Community Affairs	200.00	Annual Special District Fee	Administration
6159	01/12/04	Anna Parekh	81.76	Miscellaneous-telephone	Administration
6175	01/30/04	Iron Mountain	83.18	Miscellaneous-storage	Administration
6176	01/30/04	CREW-Miami	260.00	Miscellaneous-membership	Administration
6180	02/03/04	Federal Express	16.67	Miscellaneous-courier	Administration
6183	02/10/04	City of Miami Beach	288.00	Miscellaneous-trip	Administration
6185	02/12/04	Iron Mountain	41.59	Miscellaneous-storage	Administration
6193	02/27/04	Toshiba Business Solution	192.88	Miscellaneous-copier usage	Administration
6206	03/11/04	Toshiba Business Solution	192.88	Miscellaneous-copier usage	Administration
6210	03/15/04	Rockhurst Continuing Ed	69.50	Miscellaneous-Training	Administration
6215	03/23/04	Toshiba Business Solution	192.89	Miscellaneous-copier usage	Administration
			<u>2,136.00</u>		
6110	10/23/03	Corporate Express	60.00	Office Supplies	Administration
6126	11/14/03	Corporate Express	66.21	Office Supplies	Administration
6128	11/14/03	Corporate Express	20.04	Office Supplies	Administration
6165	01/15/04	Corporate Express	27.15	Office Supplies	Administration
6182	02/10/04	Corporate Express	168.59	Office Supplies	Administration
6191	02/25/04	Corporate Express	13.98	Office Supplies	Administration
6200	03/09/04	Tampa Envelope Mfg. & Paper Co., Inc.	53.75	Office Supplies	Administration
6209	03/15/04	Corporate Express	241.07	Office Supplies	Administration
6211	03/23/04	Corporate Express	10.48	Office Supplies	Administration
6218	03/29/04	Corporate Express	23.42	Office Supplies	Administration
			<u>684.69</u>		
Wire	10/15/03	Florida Department of Revenue	299.79	Sales Tax	Administration
Wire	11/18/03	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	12/18/03	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	01/20/04	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	03/03/04	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	03/18/04	Florida Department of Revenue	682.50	Sales Tax	Administration
			<u>3,712.29</u>		
6139	12/11/03	City of Miami Beach	131.37	Mailing	Administration
6201	03/09/04	City of Miami Beach	197.91	Mailing	Administration
			<u>329.28</u>		
6139	12/11/03	City of Miami Beach	200.91	Printing	Administration
6201	03/09/04	City of Miami Beach	160.06	Printing	Administration
			<u>360.97</u>		
6095	10/10/03	David Wood Temporaries	137.56	Prof. Services/Temp. Labor	Administration
6102	10/16/03	David Wood Temporaries	152.65	Prof. Services/Temp. Labor	Administration
6108	10/23/03	KPMG, LLP	5,000.00	Prof. Services/Audit	Administration
6117	10/27/03	David Wood Temporaries	159.75	Prof. Services/Temp. Labor	Administration
6121	11/06/03	David Wood Temporaries	196.43	Prof. Services/Temp. Labor	Administration
6122	11/06/03	David Wood Temporaries	196.43	Prof. Services/Temp. Labor	Administration
6129	11/14/03	David Wood Temporaries	137.27	Prof. Services/Temp. Labor	Administration
6130	11/19/03	David Wood Temporaries	188.15	Prof. Services/Temp. Labor	Administration
6133	11/26/03	David Wood Temporaries	157.39	Prof. Services/Temp. Labor	Administration
6137	12/04/03	David Wood Temporaries	157.38	Prof. Services/Temp. Labor	Administration
6141	12/11/03	David Wood Temporaries	157.98	Prof. Services/Temp. Labor	Administration
6142	12/11/03	David Wood Temporaries	640.17	Prof. Services/Temp. Labor	Administration
6146	12/17/03	David Wood Temporaries	239.63	Prof. Services/Temp. Labor	Administration
6150	12/31/03	David Wood Temporaries	246.73	Prof. Services/Temp. Labor	Administration
6177	01/30/04	Squire, Sanders & Dempsey, LLP	760.46	Prof. Services - Legal	Administration
6187	02/17/04	David Wood Temporaries	124.55	Prof. Services/Temp. Labor	Administration
6199	03/09/04	KPMG, LLP	5,000.00	Prof. Services/Audit	Administration
			<u>13,652.53</u>		

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through March 31, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
Wire	10/17/03	Miami Beach Redevelopment Agency	18,393,283.00 <u>18,393,283.00</u>	Transfer to Fiduciary Trust Int'l for Investment Purposes.	Administration
Wire	11/03/03	Fiduciary Trust International	10,729.57	Accrued interest on investment purchase	Administration
Wire	11/10/03	Fiduciary Trust International	17,837.05	Accrued interest on investment purchase	Administration
Wire	12/02/03	Fiduciary Trust International	163.93	Accrued interest on investment purchase	Administration
Wire	01/30/04	Fiduciary Trust International	19,313.86 <u>48,044.41</u>	Accrued interest on investment purchase	Administration
TOTAL ADMINISTRATION			18,462,203.17		
Wire	01/28/04	Wachovia Bank	868,580.31 <u>868,580.31</u>	Transfer for 6/04 & 12/04 D.S. (from GF)	Debt Service Funding
Wire	12/01/03	Wachovia Bank	735,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/03	Wachovia Bank	70,034.38 <u>805,034.38</u>	Debt Service Payment-Interest	Debt Service Payment
TOTAL DEBT SERVICE			1,673,614.69		
6216	03/26/04	Dept of Environmental Protection	147,511.58 <u>147,511.58</u>	Submerged Land Lease	Marina
6147	12/19/03	Florida Power & Light	2,129.72	Utilities - Parking Garage	Marina
6156	01/09/04	Florida Power & Light	302.79	Utilities - Parking Garage	Marina
6186	02/12/04	Florida Power & Light	365.31	Utilities - Parking Garage	Marina
6205	03/11/04	Florida Power & Light	360.50 <u>3,158.32</u>	Utilities - Parking Garage	Marina
TOTAL MARINA			150,669.90		
6105	10/23/03	Jorden Burt Boros Cicchetti Berenson & Johnson LLP	702.60	Legal Fees	Portofino
6106	10/23/03	Jorden Burt Boros Cicchetti Berenson & Johnson LLP	5,650.09	Legal Fees	Portofino
6144	12/17/03	Jorden Burt Boros Cicchetti Berenson & Johnson LLP	1,926.91	Legal Fees	Portofino
6145	12/17/03	Jorden Burt Boros Cicchetti Berenson & Johnson LLP	2,944.25	Legal Fees	Portofino
6163	01/15/04	Jorden Burt Boros Cicchetti Berenson & Johnson LLP	435.85	Legal Fees	Portofino
6164	01/15/04	Jorden Burt Boros Cicchetti Berenson & Johnson LLP	2,164.84	Legal Fees	Portofino
6166	01/20/04	Jorden Burt Boros Cicchetti Berenson & Johnson LLP	2,843.34	Legal Fees	Portofino
6189	02/25/04	Jorden Burt LLP	6,651.25	Legal Fees	Portofino
6190	02/25/04	Akerman Senterfitt	1,364.51	Legal Fees	Portofino
6194	02/27/04	Jorden Burt LLP	3,449.18	Legal Fees	Portofino
6217	03/29/04	Steel Hector & Davis	150.00 <u>28,282.82</u>	Legal Fees	Portofino
6123	11/06/03	Miami-Dade County Tax Collector	23,559.88	Ad Valorem Prop. Tax - Murano	Portofino
6124	11/06/03	Miami-Dade County Tax Collector	25,086.93 <u>48,646.81</u>	Ad Valorem Prop. Tax - Yacht Club	Portofino
6091	10/06/03	Hazen & Sawyer, P.C.	5,091.56	Prof. Mgmt. Service - Murano	Portofino
6109	10/23/03	Hazen & Sawyer, P.C.	9,491.05	Prof. Mgmt. Service - Murano	Portofino
6131	11/21/03	Hazen & Sawyer, P.C.	2,968.73	Prof. Mgmt. Service - Murano	Portofino
6160	01/12/04	Hazen & Sawyer, P.C.	843.02	Prof. Mgmt. Service - Murano	Portofino
6174	01/03/04	Hazen & Sawyer, P.C.	1,143.14	Prof. Mgmt. Service - Murano	Portofino
6222	03/30/04	Hazen & Sawyer, P.C.	910.29 <u>20,447.79</u>	Prof. Mgmt. Service - Murano	Portofino
6101	10/15/03	Murano Two, Ltd.	352,405.38	Murano Grande-Phase I (SSDI-North)	Portofino
6140	12/11/03	Murano Two, Ltd.	131,343.43	Murano Grande-Phase I (SSDI-North)	Portofino
6148	12/19/03	Murano Two, Ltd.	8,642.18	Murano Grande-Phase I (SSDI-North)	Portofino
6196	03/04/04	Murano Two, Ltd.	1,844,256.00	Murano Grande (137 Parking Spaces)	Portofino
6197	03/04/04	Murano Two, Ltd.	101.00 <u>2,336,747.99</u>	Murano Grande (101-Year Lease)	Portofino

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through March 31, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6212	03/23/04	Yacht Club At Portofino	101.00	Yacht Club (101-Year Lease)	Portofino
			<u>101.00</u>		
TOTAL PORTOFINO			2,434,226.41		
6087	10/06/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	12,629.50	Legal Fees	S. Pointe Streetscape
6088	10/06/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	14,084.69	Legal Fees	S. Pointe Streetscape
6089	10/06/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	23,503.66	Legal Fees	S. Pointe Streetscape
6090	10/06/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	9,852.25	Legal Fees	S. Pointe Streetscape
6093	10/07/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	7,712.54	Legal Fees	S. Pointe Streetscape
6118	10/27/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	10,622.12	Legal Fees	S. Pointe Streetscape
6135	12/04/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	2,619.20	Legal Fees	S. Pointe Streetscape
6151	12/31/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	110.69	Legal Fees	S. Pointe Streetscape
			<u>81,134.65</u>		
6172	01/28/04	AAA Automated Door Repair, Inc.	1,489.00	Miscellaneous (Installation of Security Gate)	S. Pointe Streetscape
			<u>1,489.00</u>		
6092	10/07/03	City of Miami Beach	100,000.00	Reimb. CMB Art in Public Places (AIPP)	S. Pointe Streetscape
6094	10/07/03	Wolfberg Alvarez	7,915.80	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6096	10/10/03	Wolfberg Alvarez	818.36	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6111	10/27/03	Hazen & Sawyer, P.C.	1,570.92	Professional Mgmt. Services	S. Pointe Streetscape
6112	10/27/03	Hazen & Sawyer, P.C.	1,540.41	Professional Mgmt. Services	S. Pointe Streetscape
6113	10/27/03	Hazen & Sawyer, P.C.	2,019.96	Professional Mgmt. Services	S. Pointe Streetscape
6114	10/27/03	Hazen & Sawyer, P.C.	634.42	Professional Mgmt. Services	S. Pointe Streetscape
6115	10/27/03	Hazen & Sawyer, P.C.	241.18	Professional Mgmt. Services	S. Pointe Streetscape
6134	11/26/03	Wolfberg Alvarez	3,430.21	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6157	01/12/04	Hazen & Sawyer, P.C.	3,189.54	Professional Mgmt. Services	S. Pointe Streetscape
6181	02/10/04	Hazen & Sawyer, P.C.	1,743.74	Professional Mgmt. Services	S. Pointe Streetscape
6202	03/09/04	Hazen & Sawyer, P.C.	2,847.05	Professional Mgmt. Services	S. Pointe Streetscape
6219	03/30/04	Wolfberg Alvarez	5,287.93	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
			<u>131,239.52</u>		
TOTAL S. POINTE STREETSCAPE			213,863.17		
6107	10/23/03	The Gordian Group, Inc.	3,421.38	Professional Services	Victory Gardens
6161	01/15/04	Carivon Construction Co.	2,893.38	Professional Services	Victory Gardens
6171	01/20/04	Carivon Construction Co.	20,749.79	Professional Services	Victory Gardens
6184	02/10/04	Andrew Reid	6,385.00	Professional Services	Victory Gardens
6203	03/09/04	EDAW, Inc.	300.00	Professional Services	Victory Gardens
6204	03/11/04	Carivon Construction Co.	33,406.46	Construction Services	Victory Gardens
6213	03/23/04	City of Miami Beach	2,893.38	Reimb CMB:Carivon Construction	Victory Gardens
6214	03/23/04	City of Miami Beach	985.00	Reimb CMB:Water Meter	Victory Gardens
			<u>71,034.39</u>		
TOTAL VICTORY GARDENS			71,034.39		
6097	10/14/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6099	10/14/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6100	10/14/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6103	10/16/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6119	11/04/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6120	11/04/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6127	11/14/03	Armor Security, Inc.	1,374.24	Security Services	Alaska Baywalk
6136	12/04/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6138	12/11/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6143	12/11/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6149	12/31/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6152	01/09/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6153	01/09/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6154	01/09/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6155	01/09/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6173	01/28/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6178	01/30/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through March 31, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6179	02/03/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6188	02/17/04	Armor Security, Inc.	1,374.24	Security Services	Alaska Baywalk
6195	02/27/04	Armor Security, Inc.	1,374.24	Security Services	Alaska Baywalk
6198	03/09/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6208	03/15/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6221	03/30/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6223	03/30/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
			<u>18,552.24</u>		
6098	10/14/03	Country Bills Lawn Maintenance	480.00	Service Contract	Alaska Baywalk
6167	01/20/04	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
6168	01/20/04	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
6169	01/20/04	Country Bills Lawn Maintenance	480.00	Service Contract	Alaska Baywalk
6170	01/20/04	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
6207	03/15/04	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
6220	03/30/04	Country Bills Lawn Maintenance	480.00	Service Contract	Alaska Baywalk
			<u>2,976.00</u>		
6192	02/26/04	Delta Fountains	309.35	Fountain replacements parts	Alaska Baywalk
			<u>309.35</u>		
TOTAL ALASKA BAYWALK			21,837.59		
REPORT TOTAL			<u>\$ 23,027,449.32</u>		

ATTACHMENT “A”

**SUMMARY OF MAJOR
PROJECTS**

REDEVELOPMENT PROJECTS (Planned and/or Underway)

South Pointe Projects:

Project

Status - as of 3/31/04

Courts and Cosmopolitan Project (Formerly the Courts of South Beach)

A Mediterranean town-house development located between First and Second Streets and between Alton Road and Washington Avenue. The project is the subject of a Development Agreement, executed by the RDA in 1989. Phases I, II, III and V, made up of residential and commercial are complete. Phase IV, consisting of 231 residential units and 10 commercial units is expected to be completed by Spring 2004.

In conformance with the original Development Agreement, the developer completed construction of a Piazza/bus station shelter located on Alton Rd. at 2nd Street which includes landscaping and pavers. Additionally, the developer has commenced streetscape improvements to be constructed from Meridian to Washington on 1st and 2nd Streets. Streetscape improvements will include new paving, sidewalks, drainage and landscaping.

Since the execution of the original Development Agreement, the development rights have transitioned to two additional developers. Groupe Pacific is currently the Developer of Record.

Total Project Cost: Est. \$100 Million

Total CRA participation: Est. \$16.5 Million - Land acquisition and related administrative and construction expenses.

Library Project

As part of the Courts Settlement Agreement, the RDA has exercised an option to purchase and contribute to the City of Miami Beach, a 5,000 square foot commercial condominium space in Phase I of the project, which is to be utilized as a Library or for other public usage that is mutually agreed to by the parties. The RDA shall pay \$275,000 in 10 yearly installments commencing on the closing date, which is scheduled to occur on September 30, 2004.

Total Project Cost: \$795,000

Total CRA participation: \$275,000

Community/Victory Garden

In an effort to provide increased parking in the South Pointe area, and in an effort to maximize the future use of City assets, the Community Garden located at 131-139 Washington Avenue will be moved to 224 Collins Avenue. From March 2001 through September 2001, several Community meetings were held to discuss this issue with residents and City Staff.

Project

Status - as of 3/31/04

Community/Victory (con't)

In January 2002, an Architectural and Engineering Firm (Coastal Engineering) was selected and an agreement in the amount of \$16,120 was executed, and on March 19, 2003, the Board ratified the selection of Andrew Reid as the artist for the project as recommended by the Art in Public Places Committee for a fee of \$33,800. Construction documents are 100% complete. The project, which is being constructed through the JOC process, is projected to be completed by Summer of 2004.

Total Project Cost: Est. \$168,800

Total CRA participation: Est. \$168,800

Portofino

Development of the Miami Beach Marina (SSDI North & South) and several other properties owned by the Portofino Group in the South Pointe Area. Portofino's properties west of Washington Ave. are subject to a DRI and their development is conditioned by a Settlement Agreement with the RDA (1998). The first phase involving Portofino Tower, a 228-unit luxury condominium was completed in 1997. The second phase is the Yacht Club at Portofino a 361-unit luxury condominium, on the south part of the Marina (SSDI South), and the adjacent Murano Tower, a 189-unit luxury condominium, which was completed in 2002. The RDA's responsibilities relative to these developments include the reimbursement to the Developer for utility relocations, the completion and repair of the seawall and baywalk, public parking for the Marina (located in the first floor of each of the projects' parking garages) and certain streetscape improvements. The third phase, involving the construction of two luxury condominium towers, Murano Grande and Icon, which will house approximately 555 units, is underway. Murano Grande is in the process of obtaining a final CO. The construction of the ICON project is expected to take 12 months to complete.

Total CRA participation: Est. \$14 Million - utility relocations, completion and repair of the seawall and baywalk, public parking for the Marina and certain streetscape improvements.

Temporary Alaska Parcel Baywalk

In connection with parking lots constructed south of South Pointe Drive, and pursuant to a Planning Board Order issued on August 22, 2001, the property owner of the Alaska Parcel agreed to grant the City/RDA a temporary non-exclusive baywalk access easement over and upon the setback area solely for the purposes of public access and to allow the City/RDA to construct, operate and maintain a temporary baywalk for the duration of the period of time that the Alaska Bayfront Assemblage is utilized for temporary parking purposes. Consequently, on May 29, 2002, Resolution 421-2002 was passed appropriating \$171,000 from South Pointe Tax Increment Funds for the construction costs of a temporary pedestrian baywalk. On March 19, 2003, Resolution 447-2003 accepted a grant of a temporary baywalk easement, and

Project

Status - as of 3/31/04

Temporary Alaska Parcel Baywalk (con't)

further appropriated an amount not to exceed \$60,000 for the operation and maintenance of the baywalk. Construction of the temporary baywalk was completed in August, 2003.

Total CRA participation: \$231,000 for construction, operation and maintenance of baywalk.

Streetscape Improvements

A \$27 million streetscape improvement project for the South Pointe Area, based on a Master Plan and preliminary design by Duany Plater-Zyberk and endorsed by South Pointe Advisory Board; Phase I of the streetscape improvements, comprising Third Street and Washington Avenue, including its two-block extension in South Pointe Park, was completed in October 2002. On September 25, 2002, the Commission approved an A/E services contract with Wolfberg Alvarez in the amount of \$469,634 for the planning and design of Phase II of the project. On February 4, 2004, the Commission approved the Basis of Design Report for Phase II and construction design is underway. Phase II construction is expected to begin in mid-2005 and require 16 months to complete. In November 2003, the City issued an RFQ for planning and design services required for Phase 3, 4, and 5 of the project. Responses were received in January 2004, and selection of a firm is expected in Summer of 2004.

Relocation of 72" Drain Pipe

The relocation of a 72" drainage pipe and corresponding outfall, along the south side of the MacArthur Causeway, from Alton Rd. to the water commenced in May 2003, and was completed in July, 2003.

Total Project Cost: Est. \$30 Million

Total CRA participation: \$30 Million

South Pointe Park

Preparation and implementation of Master Plan for South Pointe Park, funded by a combination of tax increment and GO Bond funds. The project will include landscaping, lighting, pedestrian paths, parking and maintenance facilities.

Total Project Cost: \$5.2 Million

Total CRA participation: \$3.2 Million

Waste Water Master Booster Pump Station

In order to address the City's need for a waste water master booster pump station, a design consultant is in the process of designing the facility on the city-owned triangular property which fronts Alton Road, between First Street and Commerce Street. Construction documents are approximately 30% complete. This project is being fully funded through funds from the RDA.

Total Project Cost: TBD

Total CRA participation: TBD

Project

Status - as of 3/31/04

Art in Public Places

The required Art in Public Places component of the Public Plaza on Washington Avenue and Third Street, has been designed and is being constructed.

Total Project Cost: \$100,000

Total CRA participation: \$100,000

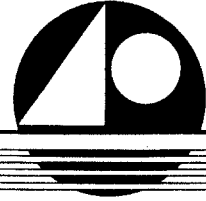
CITY CENTER

REDEVELOPMENT DISTRICT

FINANCIAL INFORMATION

FOR THE MONTH ENDED

MARCH 31, 2004



May 5, 2004

TO: Jorge M. Gonzalez, Executive Director

**FROM: Patricia D. Walker, Chief Financial Officer
City of Miami Beach**

**SUBJECT: City Center Redevelopment District Financial Information
For the Six Months Ended March 31, 2004**

At the July 15, 1998 Commission/Redevelopment Agency meeting a request was made for monthly financial information for the City Center Redevelopment District. The information has been compiled and is attached.

Historical Cash Basis Financial Information

The summary report included in the attached material, reflects that during the period from October 1, 1993 through March 31, 2004 approximately \$252,083,000 of revenues were received in the City Center District of the Redevelopment Agency ("RDA").

The primary sources of these revenues included approximately:

- \$ 108,779,000 - Bond proceeds;
- \$ 71,516,000 - Incremental Ad Valorem tax;
- \$ 19,190,000 - Draws from the line of credit from the City of Miami Beach;
- \$ 14,507,000 - Resort tax contributions;
- \$ 9,145,000 - Anchor Garage receipts;
- \$ 7,371,000 - Interest income;
- \$ 7,902,000 - Loews Ground Lease receipts;
- \$ 3,000,000 - Loan from the City of Miami Beach;
- \$ 2,700,000 - Contributions from GMCVB toward debt service payments;
- \$ 1,976,000 - Reimbursements from other state and local agencies;
- \$ 2,149,000 - Anchor Shops receipts;
- \$ 700,000 - Contribution from CMB Parking Department;
- \$ 350,000 - RDP Royal Palm Ground Lease receipts; and
- \$ 2,798,000 - From various sources.

On the expenditure side, approximately \$221,122,000 has been expended from

**SOUTH POINTE
Redevelopment District**

**CITY CENTER
Redevelopment District**

October 1, 1993 through March 31, 2004. These approximate expenditures were primarily made in the following areas:

- \$ 87,334,000 - Debt Service Payments;
- \$ 61,516,000 - Convention Center Hotel Project (Loews Hotel);
- \$ 18,248,000 - Hotel Garage Project;
- \$ 12,891,000 - African-American Hotel Project;
- \$ 10,218,000 - Lincoln Road/Bass Museum Loan Repayment to CMB;
- \$ 9,017,000 - Collins Park Cultural Center;
- \$ 5,718,000 - Administrative Costs;
- \$ 5,600,000 - Anchor Garage Operations;
- \$ 2,385,000 - Secondary Pledge Repayments (Resort Tax);
- \$ 3,463,000 - Colony Theater;
- \$ 1,770,000 - Beachwalk Project;
- \$ 1,083,000 - Lincoln Road Project;
- \$ 492,000 - Anchor Shops Operations;
- \$ 182,000 - Movie Theater Project; and
- \$ 1,205,000 - Other Project Costs.

The cash balance as of March 31, 2004 is approximately \$30,961,000. This balance consisted of the following amounts:

- \$ 11,698,000 - Cash and Investments Balance
- \$ 8,307,000 - Construction Accounts
- \$ 9,158,000 - Fully Funded Debt Service Reserve Accounts
- \$ 1,798,000 - Portion of Debt Service Payments, Held in Trust.

JMG:PDW:MIM:jar

SUMMARY OF
CASH BASIS TRANSACTIONS
FOR THE MONTH ENDED
MARCH 31, 2004

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Project
Fiscal Years 1994 - 2004 (through March 31, 2004)

	Prior Years	FY 2004	Total Rev./Expend.
OPENING CASH/INVESTMENT BALANCE	\$	\$ 21,455,581	
REVENUE			
- Tax increment - County	26,068,412	6,574,994	\$ 32,643,406
- Tax increment - City	30,669,084	7,611,555	38,280,639
- Tax increment (Interest) - County	19,057	-	19,057
- Tax increment - Children's Trust	-	572,876	572,876
- Bond proceeds	108,779,453	-	108,779,453
- Rental income	9,300	-	9,300
- Anchor Garage receipts	8,082,531	917,354	8,999,885
- Anchor Garage deposit card receipts	16,376	1,740	18,116
- Anchor Shops rental income	1,755,238	341,879	2,097,117
- Anchor Shops rental deposits	52,230	-	52,230
- Loews Facility Use/Usage Fee	126,504	-	126,504
- Loews Ground Lease Receipts	5,338,198	2,563,251	7,901,449
- RDP Royal Palm Ground Lease Receipts	293,502	56,667	350,169
- Interest income	7,316,814	54,427	7,371,241
- Resort tax contributions	13,743,015	764,328	14,507,343
- Bid deposits - hotels	375,000	-	375,000
- Bid deposits - cinema	100,000	-	100,000
- Loan from City	3,000,000	-	3,000,000
- Line of credit from City	19,190,000	-	19,190,000
- Cultural Campus	1,975,762	-	1,975,762
- St. Moritz Hotel - refund/reimbursement	925,450	-	925,450
- Reimbursements (GMCVB/RE taxes/Grants)	3,864,530	-	3,864,530
- St. sales tax (receipt - income for pmt. to St)	634,787	90,220	725,007
- Miami City Ballet environmental clean-up	31,698	-	31,698
- Anchor Garage insurance reimbursement	26,170	-	26,170
- Real Estate taxes refund	-	56,585	56,585
- Miscellaneous	84,194	-	84,194
TOTAL REVENUE	232,477,305	19,605,876	\$ 252,083,181

EXPENDITURES

PROJECTS

African-American Hotel	(12,869,748)	(21,149)	(12,890,897)
Convention Hotel	(61,516,007)	-	(61,516,007)
Hotel Garage - Construction	(18,247,976)	-	(18,247,976)
Movie Theater Project	(182,200)	-	(182,200)
Lincoln Road	(892,440)	(190,167)	(1,082,607)
Beachwalk	(918,460)	(851,992)	(1,770,452)
Collins Park Cultural Center	(8,457,186)	(559,917)	(9,017,103)
Bus Prop. Ctr.	(159)	-	(159)

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Project
Fiscal Years 1994 - 2004 (through March 31, 2004)

	Prior Years	FY 2004	Total Rev./Expend.
Chamber of Commerce Relocation Study	(2,000)	-	(2,000)
Colony Theater	(1,698,653)	(1,764,050)	(3,462,703)
Cultural Campus	(36)	-	(36)
East/West Corridor	(88)	-	(88)
Electrowave	(3,161)	-	(3,161)
Garden Center	(93)	-	(93)
Guidelines	(12,450)	-	(12,450)
Old City Hall	(499)	-	(499)
17th Street Surface Lot	(251,563)	-	(251,563)
Streetscapes	(324,849)	-	(324,849)
6th Street Streetscape	(577)	-	(577)
Botanical Gardens	(30,302)	-	(30,302)
Transportation Mobility Study	(32,225)	-	(32,225)
Convention Center Storm Water Improve.	(16,595)	-	(16,595)
New World Symphony	(10,404)	(6,318)	(16,722)
Washington Avenue Streetscape	(7,251)	(19,650)	(26,901)
Rotunda	(15,000)	-	(15,000)
R.O.W. Improvements	-	(31,403)	(31,403)
Flamingo (16 St. Corridor)	-	(4,721)	(4,721)
Bass Museum	(311,377)	(124,443)	(435,820)
Total Projects	(105,801,299)	(3,573,810)	(109,375,109)
<u>ADMINISTRATION</u>	(5,686,007)	(32,403)	(5,718,410)
<u>DEBT SERVICE/LOAN REPAYMENT</u>	(83,977,243)	(5,742,233)	(89,719,476)
<u>CITY OF MIAMI BEACH/LOAN REPAYMENT</u>	(10,217,727)	-	(10,217,727)
<u>ANCHOR GARAGE OPERATIONS</u>	(4,903,380)	(696,234)	(5,599,614)
<u>ANCHOR SHOPS OPERATIONS</u>	(436,067)	(55,543)	(491,610)
TOTAL EXPENDITURES	(211,021,723)	(10,100,223)	\$ (221,121,946)
ENDING CASH/INVSTMT. BALANCE	\$ 21,455,581	\$ 30,961,234	

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1994 - 2004 (through March 31, 2004)

	Prior Years	FY 2004	Total Rev./Expend.
OPENING CASH/INVESTMENT BALANCE	\$	\$ 21,455,581	
REVENUE			
- Tax increment - County	26,068,412	6,574,994	\$ 32,643,406
- Tax increment - City	30,669,084	7,611,555	38,280,639
- Tax increment (Interest) - County	19,057	-	19,057
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- Anchor Shops rental deposits	52,230	-	52,230
- Loews Facility Use/Usage Fee	126,504	-	126,504
- Loews Ground Lease Receipts	5,338,198	2,563,251	7,901,449
- RDP Royal Palm Ground Lease Receipts	293,502	56,667	350,169
- Interest income	7,316,814	54,427	7,371,241
- Resort tax contributions	13,743,015	764,328	14,507,343
- Bid deposits - hotels	375,000	-	375,000
- Bid deposits - cinema	100,000	-	100,000
- Loan from City	3,000,000	-	3,000,000
- Line of credit from City	19,190,000	-	19,190,000
- Cultural Campus	1,975,762	-	1,975,762
- St. Moritz Hotel - refund/reimbursement	925,450	-	925,450
- Reimbursements (GMCVB/RE taxes/Grants)	3,864,530	-	3,864,530
- St. sales tax (receipt - income for pmt. to St)	634,787	90,220	725,007
- Miami City Ballet environmental clean-up	31,698	-	31,698
- Anchor Garage insurance reimbursement	26,170	-	26,170
- Real estate taxes refund	-	56,585	56,585
- Miscellaneous	84,194	-	84,194
TOTAL REVENUE	232,477,305	19,605,876	\$ 252,083,181

EXPENDITURES

Administrative fees	(31,684)	-	(31,684)
Appraisal fees	(125,368)	-	(125,368)
Bid refund	(230,000)	-	(230,000)
Board up	(60,758)	-	(60,758)
Bond costs	(211,440)	-	(211,440)
Building permit fees	(173,269)	-	(173,269)
Construction	(47,517,407)	(470,475)	(47,987,882)
Delivery	(2,995)	-	(2,995)
Demolition	(203,195)	-	(203,195)
Electric service	(1,976)	-	(1,976)
Environmental	(354,908)	-	(354,908)
Equipment rental	(53,465)	(1,070)	(54,535)
Hotel negotiation consultant	(849,243)	-	(849,243)

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1994 - 2004 (through March 31, 2004)

	Prior Years	FY 2004	Total Rev./Expend.
Hotel selection/study	(263,357)	-	(263,357)
Land acquisition	(41,240,564)	-	(41,240,564)
Legal fees/costs	(2,672,921)	(19,649)	(2,692,570)
Lighting	-	(128,191)	(128,191)
Lot clearing	(34,771)	-	(34,771)
Maintenance	(245,288)	-	(245,288)
Miscellaneous	(416,998)	(7,631)	(424,629)
Owner's representative fee & expenses	(1,823,466)	-	(1,823,466)
Postage, printing & mailing	(27,855)	-	(27,855)
Professional services	(1,532,434)	(934,003)	(2,466,437)
Public notice/advertisement	(26,472)	-	(26,472)
Refund of deposits	(185,000)	-	(185,000)
Reimburse closing costs to C.M.B.	(3,000,000)	-	(3,000,000)
Reimbursements	(78,041)	-	(78,041)
Relocation	(131,784)	-	(131,784)
Revitalization	(534,793)	(45,591)	(580,384)
Security guard service	(277,825)	-	(277,825)
Streetscape	(401,312)	-	(401,312)
Temporary staffing	(7,119)	(15,296)	(22,415)
Title insurance	(25,271)	-	(25,271)
Traffic parking study	(8,600)	-	(8,600)
Training, conferences & meetings	(3,268)	-	(3,268)
Travel & related expenses	(28,730)	-	(28,730)
Utilities	(323,116)	(1,319)	(324,435)
Water/Sewer (impact fees)	(25,240)	-	(25,240)
Total	(103,129,933)	(1,623,225)	(104,753,158)
- Miscellaneous Projects	(2,671,366)	(1,950,585)	(4,621,951)
Total Projects	(105,801,299)	(3,573,810)	(109,375,109)
<u>ADMINISTRATION</u>	(5,686,007)	(32,403)	(5,718,410)
<u>DEBT SERVICE/LOAN REPAYMENT</u>	(83,977,243)	(5,742,233)	(89,719,476)
<u>CITY OF MIAMI BEACH/LOAN REPAYMENT</u>	(10,217,727)	-	(10,217,727)
<u>ANCHOR GARAGE OPERATIONS</u>	(4,903,380)	(696,234)	(5,599,614)
<u>ANCHOR SHOPS OPERATIONS</u>	(436,067)	(55,543)	(491,610)
TOTAL EXPENDITURES	(211,021,724)	(10,100,223)	\$ (221,121,946)
ENDING CASH/INVSTMT. BALANCE	\$ 21,455,581	\$ 30,961,234	

**CHECK & WIRE TRANSFER
REGISTER**

SORTED BY

**PROJECT & TYPE OF
EXPENDITURE**

**FOR THE MONTH ENDED
MARCH 31, 2004**

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through March 31, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
3760	10/14/03	***Void***	0.00		Administration
3768	10/17/03	***Void***	0.00		Administration
3890	01/28/04	***Void***	0.00		Administration
3904	02/06/04	***Void***	0.00		Administration
3907	02/10/04	***Void***	0.00		Administration
3929	02/23/04	***Void***	0.00		Administration
3937	02/27/04	***Void***	0.00		Administration
3998	03/23/04	***Void***	0.00		Administration
3999	03/23/04	***Void***	0.00		Administration
			<u>0.00</u>		
3831	12/11/03	City of Miami Beach	306.52	Mailing	Administration
3955	03/09/04	City of Miami Beach	97.40	Mailing	Administration
			<u>403.92</u>		
3769	10/17/03	Squire, Sanders & Dempsey, LLP	4,049.75	Legal Service - General Advice	Administration
3770	10/23/03	Department of Community Affairs	175.00	Miscellaneous (fee)	Administration
3773	10/27/03	Christina Cuervo	634.79	Miscellaneous	Administration
3776	10/27/03	Comet Courier Corp.	30.90	Miscellaneous	Administration
3780	11/04/03	Christina Cuervo	128.81	Miscellaneous	Administration
3793	11/12/03	International Council of Shopping Centers	260.00	Miscellaneous-Registration Fee	Administration
3816	11/21/03	International Council of Shopping Centers	30.00	Miscellaneous-Registration Fee	Administration
3831	12/11/03	City of Miami Beach	9.50	Miscellaneous-Carpool	Administration
3842	12/11/03	Iron Mountain Records Management	41.59	Miscellaneous-Storage	Administration
3861	12/31/03	Federal Express	17.10	Miscellaneous-Delivery to ICSC	Administration
3882	01/20/04	Iron Mountain Records Management	41.59	Miscellaneous-Storage	Administration
3894	01/30/04	Squire, Sanders & Dempsey, LLP	760.45	Legal Service	Administration
3934	02/25/04	First America Real Estate Solutions	119.01	Miscellaneous-Data Service	Administration
3935	02/25/04	Comet Courier Corp.	11.43	Miscellaneous-Courier	Administration
3938	02/27/04	Kent Bonde	10.00	Miscellaneous-Parking	Administration
3939	02/27/04	Toshiba Business Solutions	192.89	Miscellaneous-Copier Rental	Administration
3956	03/09/04	Iron Mountain Records Management	48.48	Miscellaneous-Storage	Administration
3958	03/09/04	Toshiba Business Solutions	192.89	Miscellaneous-Copier Rental	Administration
3959	03/09/04	Kenneth Patterson	50.47	Miscellaneous	Administration
3967	03/16/04	Rockhurst University Continuing	208.50	Miscellaneous - Employee Wkshop	Administration
3992	03/23/04	City of Miami Beach	338.00	Reimb CMB for K. Crowder Airfare	Administration
3994	03/23/04	Miami Beach Redevelopment Agency-SOPT	288.00	Reimb RDA SOPT for K. Crowder Lodging	Administration
3995	03/23/04	First America Real Estate Solutions	119.01	Miscellaneous-Data Service	Administration
3996	03/23/04	Toshiba Business Solutions	192.88	Miscellaneous-Copier Rental	Administration
			<u>7,951.04</u>		
3754	10/08/03	Corporate Express	96.01	Office Supplies	Administration
3772	10/23/03	Corporate Express	60.00	Office Supplies	Administration
3792	11/12/03	Corporate Express	66.21	Office Supplies	Administration
3796	11/14/03	Corporate Express	20.04	Office Supplies	Administration
3810	11/19/03	Corporate Express	82.00	Office Supplies	Administration
3812	11/19/03	Corporate Express	23.25	Office Supplies	Administration
3823	12/04/03	Corporate Express	59.03	Office Supplies	Administration
3874	01/12/04	Corporate Express	27.15	Office Supplies	Administration
3911	02/10/04	Corporate Express	168.59	Office Supplies	Administration
3949	03/09/04	Tampa Envelope Mfg. & Paper Co., Inc.	53.75	Office Supplies	Administration
3966	03/16/04	Corporate Express	241.07	Office Supplies	Administration
3984	03/22/04	Corporate Express	10.49	Office Supplies	Administration
3997	03/23/04	Corporate Express	23.42	Office Supplies	Administration
			<u>931.01</u>		
3831	12/11/03	City of Miami Beach	195.91	Printing	Administration
3955	03/09/04	City of Miami Beach	60.06	Printing	Administration
			<u>255.97</u>		
3756	10/10/03	David Wood Temporaries	137.56	Prof. Services/Temp. Staff	Administration
3765	10/16/03	David Wood Temporaries	152.65	Prof. Services/Temp. Staff	Administration
3771	10/23/03	KPMG, LLP	5,000.00	Prof. Services/Audit.	Administration
3775	10/27/03	David Wood Temporaries	159.75	Prof. Services/Temp. Staff	Administration
3781	11/04/03	David Wood Temporaries	196.43	Prof. Services/Temp. Staff	Administration
3782	11/04/03	First Southwest Asset Management, Inc.	6,315.00	Prof. Services/Arbitrage	Administration
3787	11/06/03	David Wood Temporaries	196.44	Prof. Services/Temp. Staff	Administration
3795	11/14/03	David Wood Temporaries	137.26	Prof. Services/Temp. Staff	Administration
3811	11/19/03	David Wood Temporaries	188.15	Prof. Services/Temp. Staff	Administration
3819	11/26/03	David Wood Temporaries	157.38	Prof. Services/Temp. Staff	Administration
3825	12/04/03	David Wood Temporaries	157.39	Prof. Services/Temp. Staff	Administration
3843	12/11/03	David Wood Temporaries	157.97	Prof. Services/Temp. Staff	Administration
3844	12/11/03	David Wood Temporaries	646.39	Prof. Services/Temp. Staff	Administration
3848	12/17/03	David Wood Temporaries	239.62	Prof. Services/Temp. Staff	Administration
3858	12/29/03	David Wood Temporaries	246.73	Prof. Services/Temp. Staff	Administration
3925	02/17/04	David Wood Temporaries	124.55	Prof. Services/Temp. Staff	Administration

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through March 31, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
3947	03/09/04	KPMG, LLP	5,000.00	Prof. Services/Audit	Administration
			<u>19,213.27</u>		
Wire	10/17/03	Miami Beach Redevelopment Agency	2,161,917.00	Transfer to Fiduciary Trust Int'l for Investment Purposes.	Administration
			<u>2,161,917.00</u>		
Wire	01/26/04	Fiduciary Trust International	3,647.54	Accrued interest on investments purchased	Administration
			<u>3,647.54</u>		
TOTAL ADMINISTRATION			2,194,319.75		
Wire	01/28/04	Miami Beach Redevelopment Agency	9,114,310.45	Transfer for 6/04 & 12/04 D.S. (from GF)	Debt Service Funding
			<u>9,114,310.45</u>		
Wire	12/01/03	Wachovia Bank	650,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/03	Wachovia Bank	585,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/03	Wachovia Bank	175,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/03	Wachovia Bank	670,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/03	Wachovia Bank	255,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/03	Wachovia Bank	595,596.88	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/03	Wachovia Bank	201,935.00	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/03	Wachovia Bank	908,147.50	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/03	Wachovia Bank	204,457.50	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/03	Wachovia Bank	1,497,096.00	Debt Service Payment-Interest	Debt Service Payment
			<u>5,742,232.88</u>		
TOTAL DEBT SERVICE			14,856,543.33		
3845	12/17/03	City of Miami Beach	1,500.00	Miscellaneous (TCO's)	African-American Hotel
			<u>1,500.00</u>		
3757	10/10/03	Bloom & Minsker	9,714.05	Professional fees/legal	African-American Hotel
3818	11/26/03	Bloom & Minsker	3,506.10	Professional fees/legal	African-American Hotel
3862	12/31/03	Bloom & Minsker	2,473.45	Professional fees/legal	African-American Hotel
3930	02/23/04	Bloom & Minsker	2,262.00	Professional fees/legal	African-American Hotel
3931	02/23/04	Bloom & Minsker	1,693.80	Professional fees/legal	African-American Hotel
			<u>19,649.40</u>		
TOTAL AFRICAN-AMERICAN			21,149.40		
3745	10/06/03	Armor Security, Inc.	3,427.01	Security Services	Anchor Garage Operations
3747	10/06/03	Armor Security, Inc.	3,229.87	Security Services	Anchor Garage Operations
3799	11/19/03	Armor Security, Inc.	3,361.98	Security Services	Anchor Garage Operations
3800	11/19/03	Armor Security, Inc.	3,085.91	Security Services	Anchor Garage Operations
3801	11/19/03	Armor Security, Inc.	3,042.96	Security Services	Anchor Garage Operations
3802	11/19/03	Armor Security, Inc.	3,199.40	Security Services	Anchor Garage Operations
3803	11/19/03	Armor Security, Inc.	3,061.37	Security Services	Anchor Garage Operations
3814	11/20/03	Armor Security, Inc.	3,128.85	Security Services	Anchor Garage Operations
3854	12/29/03	Armor Security, Inc.	3,812.90	Security Services	Anchor Garage Operations
3863	12/31/03	Armor Security, Inc.	3,128.85	Security Services	Anchor Garage Operations
3864	12/31/03	Armor Security, Inc.	3,141.12	Security Services	Anchor Garage Operations
3878	01/15/04	Armor Security, Inc.	6,441.75	Security Services	Anchor Garage Operations
3903	02/06/04	Armor Security, Inc.	3,855.85	Security Services	Anchor Garage Operations
3905	02/06/04	Armor Security, Inc.	2,993.88	Security Services	Anchor Garage Operations
3915	02/10/04	Armor Security, Inc.	3,355.85	Security Services	Anchor Garage Operations
3943	03/04/04	Armor Security, Inc.	3,257.69	Security Services	Anchor Garage Operations
3945	03/04/04	Armor Security, Inc.	2,760.75	Security Services	Anchor Garage Operations
3969	03/16/04	Armor Security, Inc.	2,743.37	Security Services	Anchor Garage Operations
3970	03/16/04	Armor Security, Inc.	6,555.25	Security Services	Anchor Garage Operations
3974	03/22/04	City Of Miami Beach	7,042.98	Reimb. CMB for Armor Security	Anchor Garage Operations
3989	03/22/04	Armor Security, Inc.	6,257.70	Security Services	Anchor Garage Operations
			<u>80,885.29</u>		
3746	10/06/03	Best's Maintenance & Janitorial Services, Inc.	2,924.00	Janitorial Service	Anchor Garage Operations
3804	11/19/03	Best's Maintenance & Janitorial Services, Inc.	2,924.40	Janitorial Service	Anchor Garage Operations
3853	12/19/03	Best's Maintenance & Janitorial Services, Inc.	2,924.40	Janitorial Service	Anchor Garage Operations
3879	01/15/04	Best's Maintenance & Janitorial Services, Inc.	2,924.40	Janitorial Service	Anchor Garage Operations
3921	02/12/04	Best's Maintenance & Janitorial Services, Inc.	2,924.40	Janitorial Service	Anchor Garage Operations
			<u>14,621.60</u>		

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through March 31, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
3766	10/17/03	City of Miami Beach	1,919.36	Property Management Work	Anchor Garage Operations
3809	11/19/03	City of Miami Beach	3,374.00	Property Management Work	Anchor Garage Operations
3833	12/11/03	City of Miami Beach	4,332.63	Property Management Work	Anchor Garage Operations
3885	01/20/04	City of Miami Beach	2,487.50	Property Management Work	Anchor Garage Operations
3906	02/10/04	City of Miami Beach	2,035.03	Property Management Work	Anchor Garage Operations
3948	03/09/04	City of Miami Beach	5,090.68	Property Management Work	Anchor Garage Operations
			<u>19,239.20</u>		
3790	11/06/03	City of Miami Beach	895.28	Utilities	Anchor Garage Operations
3827	12/08/03	City of Miami Beach	961.58	Waste & Storm Water Impact Fee Nov. 2003	Anchor Garage Operations
3869	01/08/04	City of Miami Beach	1,177.78	Waste & Storm Water Impact Fee Dec. 2003	Anchor Garage Operations
3920	02/12/04	City of Miami Beach	1,315.59	Waste & Storm Water Impact Fee Jan. 2004	Anchor Garage Operations
3944	03/04/04	City of Miami Beach	1,705.59	Waste & Storm Water Impact Fee Feb. 2004	Anchor Garage Operations
4007	03/29/04	City of Miami Beach	1,424.33	Waste & Storm Water Impact Fee Mar. 2004	Anchor Garage Operations
			<u>7,480.15</u>		
3786	11/06/03	City of Miami Beach	171.64	Reimb. CMB for Waste Mgmt	Anchor Garage Operations
3870	01/09/04	Waste Management of Dade County	342.53	Waste Management for Nov. & Dec. 2003	Anchor Garage Operations
3876	01/15/04	Waste Management of Dade County	181.96	Waste Management for January 2004	Anchor Garage Operations
3923	02/12/04	Waste Management of Dade County	182.51	Waste Management for February 2004	Anchor Garage Operations
3965	03/16/04	Waste Management of Dade County	182.87	Waste Management for March 2004	Anchor Garage Operations
3975	03/22/04	City of Miami Beach	171.64	Reimb. CMB for Waste Mgmt	Anchor Garage Operations
			<u>1,233.15</u>		
3840	12/11/03	Richard Rhodes	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3841	12/11/03	Abderrahim Halmi	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3850	12/17/03	Thomas Connell	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3851	12/17/03	Janine Fischer	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3856	12/29/03	Angela Urena Roman	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3857	12/29/03	Charles Berk	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3871	01/12/04	Ned Johns	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3872	01/12/04	Hugo Gutierrez	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3886	01/20/04	Tropics Hotel	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3901	02/03/04	Locomotion	50.00	Return Parking Access Card Deposit	Anchor Garage Operations
3902	02/03/04	J & P Tiles	20.00	Return Parking Access Card Deposit	Anchor Garage Operations
3908	02/10/04	Ralph Peterson	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3909	02/10/04	Rodney Bailey	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3910	02/10/04	Zsolt Molnar	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3917	02/12/04	The Wachenhut Corp	220.00	Return Parking Access Card Deposit	Anchor Garage Operations
3918	02/12/04	Peter Logsdon	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3952	03/09/04	Julian Greenspan	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3953	03/09/04	Maria Gurdian	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3954	03/09/04	Sheldon McGregor	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
			<u>450.00</u>		
3785	11/06/03	BellSouth	277.39	Miscellaneous-Telephone Service	Anchor Garage Operations
3815	11/21/03	BellSouth	136.13	Miscellaneous-Telephone Service	Anchor Garage Operations
3852	12/19/03	BellSouth	123.98	Miscellaneous-Telephone Service	Anchor Garage Operations
3891	01/28/04	BellSouth	126.10	Miscellaneous-Telephone Service	Anchor Garage Operations
3940	02/27/04	BellSouth	125.36	Miscellaneous-Telephone Service	Anchor Garage Operations
3988	03/22/04	BellSouth	127.68	Miscellaneous-Telephone Service	Anchor Garage Operations
			<u>916.64</u>		
3749	10/06/03	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
3807	11/19/03	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
3808	11/19/03	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
3868	12/31/03	Royce Parking Control System, Inc.	645.00	Miscellaneous-Service Contract	Anchor Garage Operations
3887	01/20/04	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
3933	02/23/04	Royce Parking Control System, Inc.	667.50	Miscellaneous-Gate Cards	Anchor Garage Operations
3941	03/04/04	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
4000	03/26/04	City of Miami Beach	775.00	Reimb CMB for Royce Parking	Anchor Garage Operations
			<u>5,962.50</u>		
3759	10/14/03	City of Miami Beach	806.00	Miscellaneous-Elevator maint.	Anchor Garage Operations
3764	10/15/03	City of Miami Beach	527.42	Reimb. CMB for Thyssen Miami Elevator	Anchor Garage Operations
3805	11/19/03	Thyssen Krupp Elevator	3,045.97	Elevator Service	Anchor Garage Operations
3830	12/11/03	Thyssen Krupp Elevator	728.50	Elevator Service	Anchor Garage Operations
3847	12/17/03	Thyssen Krupp Elevator	3,410.00	Elevator Service	Anchor Garage Operations
3914	02/10/04	Thyssen Krupp Elevator	3,293.91	Elevator Service	Anchor Garage Operations
3973	03/22/04	City of Miami Beach	682.42	Reimb. CMB for Thyssen Miami Elevator	Anchor Garage Operations
			<u>12,494.22</u>		
3783	11/04/03	Miami-Dade County Tax Collector	382,637.47	Miscellaneous-Property Taxes	Anchor Garage Operations
3791	11/12/03	City of Miami Beach	7.00	United Way Contrib. Collected 10/03	Anchor Garage Operations
3806	11/19/03	Country Bills Lawn Maintenance	228.00	Lawn Maintenance	Anchor Garage Operations
3839	12/11/03	Country Bills Lawn Maintenance	76.00	Lawn Maintenance	Anchor Garage Operations

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through March 31, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
3875	01/15/04	Country Bills Lawn Maintenance	152.00	Lawn Maintenance	Anchor Garage Operations
3884	01/20/04	Corporate Express	197.10	Office Supplies	Anchor Garage Operations
3888	01/20/04	Country Bills Lawn Maintenance	152.00	Lawn Maintenance	Anchor Garage Operations
3893	01/30/04	Hi-Rise Safety Systems	1,500.00	Miscellaneous-Fire alarm maint.	Anchor Garage Operations
3898	01/30/04	Miami Fire Equipment	184.00	Miscellaneous	Anchor Garage Operations
3899	02/03/04	Brink's Incorporated	1,680.00	Brinks services	Anchor Garage Operations
3912	02/10/04	City of Miami Beach	4.00	United Way Contrib. Collected 11/03	Anchor Garage Operations
3922	02/12/04	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
3964	03/16/04	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
3968	03/16/04	Corporate Express	624.36	Office Supplies	Anchor Garage Operations
3976	03/22/04	City of Miami Beach	76.00	Reimb. CMB for Country Bills Lawn Maintenance	Anchor Garage Operations
3977	03/22/04	City of Miami Beach	546.86	Reimb. CMB for Corporate Express	Anchor Garage Operations
4005	03/26/04	Integra Business Forms	500.84	Deposit slips	Anchor Garage Operations
			<u>389,405.63</u>		
3859	12/30/03	Miami Beach Redevelopment, Inc.	10,470.69	Facility Use / Usage Fee	Anchor Garage Operations
			<u>10,470.69</u>		
3755	10/10/03	APCOA/Standard Parking	7,765.05	Salary Reimbursements	Anchor Garage Operations
3797	11/19/03	APCOA/Standard Parking	7,909.01	Salary Reimbursements	Anchor Garage Operations
3798	11/19/03	APCOA/Standard Parking	7,977.33	Salary Reimbursements	Anchor Garage Operations
3837	12/11/03	APCOA/Standard Parking	8,131.74	Salary Reimbursements	Anchor Garage Operations
3838	12/11/03	APCOA/Standard Parking	7,919.80	Salary Reimbursements	Anchor Garage Operations
3855	12/29/03	APCOA/Standard Parking	7,864.73	Salary Reimbursements	Anchor Garage Operations
3877	01/15/04	APCOA/Standard Parking	7,966.50	Salary Reimbursements	Anchor Garage Operations
3919	02/12/04	APCOA/Standard Parking	8,157.35	Salary Reimbursements	Anchor Garage Operations
3932	02/23/04	APCOA/Standard Parking	8,018.22	Salary Reimbursements	Anchor Garage Operations
3942	03/04/04	APCOA/Standard Parking	8,221.48	Salary Reimbursements	Anchor Garage Operations
3950	03/09/04	APCOA/Standard Parking	8,108.26	Salary Reimbursements	Anchor Garage Operations
3985	03/22/04	APCOA/Standard Parking	8,476.35	Salary Reimbursements	Anchor Garage Operations
			<u>96,515.82</u>		
Wire	10/15/03	Florida Department of Revenue	7,513.22	Sales Tax Payment	Anchor Garage Operations
Wire	11/18/03	Florida Department of Revenue	8,630.80	Sales Tax Payment	Anchor Garage Operations
Wire	12/18/03	Florida Department of Revenue	9,426.49	Sales Tax Payment	Anchor Garage Operations
Wire	01/20/04	Florida Department of Revenue	9,235.66	Sales Tax Payment	Anchor Garage Operations
Wire	03/03/04	Florida Department of Revenue	9,431.78	Sales Tax Payment	Anchor Garage Operations
Wire	03/18/04	Florida Department of Revenue	12,320.68	Sales Tax Payment	Anchor Garage Operations
			<u>56,558.63</u>		
TOTAL ANCHOR GARAGE OPER.			696,233.52		
3783	11/04/03	Miami-Dade County Tax Collector	11,834.15	Miscellaneous-Property Taxes	Anchor Shops Oper.
			<u>11,834.15</u>		
3846	12/17/03	Miami Beach Community Development Corp	4,102.57	Reimb. - operating exp.	Anchor Shops Oper.
3873	01/12/04	Miami Beach Community Development Corp	3,947.84	Reimb. - operating exp.	Anchor Shops Oper.
3881	01/20/04	Miami Beach Community Development Corp	2,969.82	Reimb. - operating exp.	Anchor Shops Oper.
3913	02/10/04	Miami Beach Community Development Corp	2,969.82	Reimb. - operating exp.	Anchor Shops Oper.
3957	03/09/04	Miami Beach Community Development Corp	3,022.32	Reimb. - operating exp.	Anchor Shops Oper.
			<u>17,012.37</u>		
Wire	10/15/03	Florida Department of Revenue	4,472.97	Sales Tax	Anchor Shops Oper.
3774	10/27/03	Florida Department of Revenue	90.03	Sales Tax	Anchor Shops Oper.
Wire	11/18/03	Florida Department of Revenue	2,831.72	Sales Tax	Anchor Shops Oper.
Wire	12/18/03	Florida Department of Revenue	7,300.71	Sales Tax	Anchor Shops Oper.
Wire	01/20/04	Florida Department of Revenue	4,059.62	Sales Tax	Anchor Shops Oper.
Wire	03/03/04	Florida Department of Revenue	4,059.57	Sales Tax	Anchor Shops Oper.
Wire	03/18/04	Florida Department of Revenue	3,881.99	Sales Tax	Anchor Shops Oper.
			<u>26,696.61</u>		
TOTAL ANCHOR SHOPS OPER.			55,543.13		
3822	12/04/03	URS Corporation	108,761.00	Construction work-library	Collins Park Cultural Center
3896	01/30/04	URS Corporation	102,662.03	Construction work-library	Collins Park Cultural Center
3963	03/12/04	The Tower Group	259,051.85	Construction work-library	Collins Park Cultural Center
			<u>470,474.88</u>		
3865	12/31/03	City of Miami Beach	534.40	Waste & Storm Water Impact Fee	Collins Park Cultural Center
3866	12/31/03	City of Miami Beach	165.20	Waste & Storm Water Impact Fee	Collins Park Cultural Center
3867	12/31/03	City of Miami Beach	619.60	Waste & Storm Water Impact Fee	Collins Park Cultural Center
3927	02/23/04	City of Miami Beach	5,473.00	CMB Construction Management-Cultural Campus	Collins Park Cultural Center

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through March 31, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
3927	02/23/04	City of Miami Beach	82,650.00	CMB Construction Management-Library	Collins Park Cultural Center
			<u>89,442.20</u>		
TOTAL COLLINS PARK CULTURAL CENTER			559,917.08		
3834	12/11/03	City of Miami Beach	3,318.59	Salary Reimbursement	Colony Theater Restoration
3835	12/11/03	City of Miami Beach	3,318.59	Salary Reimbursement	Colony Theater Restoration
3946	03/04/04	City of Miami Beach	8,296.48	Salary Reimbursement	Colony Theater Restoration
			<u>14,933.66</u>		
3752	10/07/03	City of Miami Beach	66,849.25	Transfer to CMB (Art in Public Places)	Colony Theater Restoration
3778	11/04/03	BellSouth	153.48	Miscellaneous-Telephone	Colony Theater Restoration
3824	12/04/03	BellSouth	161.75	Miscellaneous-Telephone	Colony Theater Restoration
3849	12/17/03	AT&T	16.49	Miscellaneous-Telephone	Colony Theater Restoration
3860	12/31/03	BellSouth	144.38	Miscellaneous-Telephone	Colony Theater Restoration
3883	01/20/04	AT&T	49.27	Miscellaneous-Telephone	Colony Theater Restoration
3916	02/12/04	BellSouth	145.13	Miscellaneous-Telephone	Colony Theater Restoration
3926	02/17/04	AT&T	31.61	Miscellaneous-Telephone	Colony Theater Restoration
3936	02/26/04	BellSouth	148.95	Miscellaneous-Telephone	Colony Theater Restoration
3927	02/23/04	City of Miami Beach	90,701.00	CMB Construction Management	Colony Theater Restoration
3993	03/23/04	AT&T	57.45	Miscellaneous-Telephone	Colony Theater Restoration
4004	03/26/04	BellSouth	144.56	Miscellaneous-Telephone	Colony Theater Restoration
			<u>158,603.32</u>		
3744	10/06/03	McCartney Construction Company	215,941.30	Construction Costs	Colony Theater Restoration
3758	10/10/03	McCartney Construction Company	207,365.10	Construction Costs	Colony Theater Restoration
3820	12/04/03	McCartney Construction Company	239,071.66	Construction Costs	Colony Theater Restoration
3829	12/11/03	McCartney Construction Company	251,078.89	Construction Costs	Colony Theater Restoration
3895	01/30/04	McCartney Construction Company	300,737.59	Construction Costs	Colony Theater Restoration
3928	02/23/04	McCartney Construction Company	165,524.93	Construction Costs	Colony Theater Restoration
3972	03/16/04	McCartney Construction Company	179,000.11	Construction Costs	Colony Theater Restoration
			<u>1,558,719.58</u>		
3743	10/06/03	R.J. Heisenbottle Architects	13,477.53	Professional Services	Colony Theater Restoration
3821	12/04/03	R.J. Heisenbottle Architects	2,508.47	Professional Services	Colony Theater Restoration
3828	12/11/03	R.J. Heisenbottle Architects	5,406.54	Professional Services	Colony Theater Restoration
3892	01/30/04	R.J. Heisenbottle Architects	6,152.50	Professional Services	Colony Theater Restoration
3951	03/09/04	R.J. Heisenbottle Architects	3,199.55	Professional Services	Colony Theater Restoration
4002	03/26/04	R.J. Heisenbottle Architects	1,049.27	Professional Services	Colony Theater Restoration
			<u>31,793.86</u>		
TOTAL COLONY THEATER RESTORATION			1,764,050.42		
3777	10/29/03	City of Miami Beach	16,057.18	Reimb. CMB payment R.L. Saum Const.	Beachwalk Project
3779	11/04/03	Coastal Systems International, Inc.	13,390.07	Professional Services	Beachwalk Project
3813	11/20/03	R.L. Saum Construction Co.	180,880.99	Professional Services	Beachwalk Project
3826	12/04/03	Coastal Systems International, Inc.	13,157.73	Professional Services	Beachwalk Project
3836	12/11/03	City of Miami Beach	5,450.00	Water Impact & Tap Fee for New 3" Irrigation	Beachwalk Project
3880	01/20/04	Coastal Systems International, Inc.	21,010.02	Professional Services	Beachwalk Project
3889	01/20/04	R.L. Saum Construction Co.	191,878.80	Professional Services	Beachwalk Project
3900	02/03/04	Coastal Systems International, Inc.	20,288.27	Professional Services	Beachwalk Project
3924	02/12/04	R.L. Saum Construction Co.	249,998.75	Professional Services	Beachwalk Project
3983	03/22/04	City of Miami Beach	661.50	Reimb. CMB payment Miami Herald	Beachwalk Project
4006	03/26/04	R.L. Saum Construction Co.	139,218.36	Professional Services	Beachwalk Project
			<u>851,991.67</u>		
TOTAL BEACHWALK PROJECT			851,991.67		
3750	10/06/03	Mercedes Electric Supply, Inc.	96.94	Lighting	Lincoln Road Improv. Project
3753	10/07/03	Mercedes Electric Supply, Inc.	19,326.36	Lighting	Lincoln Road Improv. Project
3761	10/14/03	City of Miami Beach	140.00	Reimb. CMB for Mobile Storage Group	Lincoln Road Improv. Project
3762	10/14/03	City of Miami Beach	1,474.56	Reimb. CMB for Wells Fargo Business	Lincoln Road Improv. Project
3763	10/14/03	City of Miami Beach	3,038.40	Reimb. CMB for Wells Fargo Business	Lincoln Road Improv. Project
3784	11/06/03	City of Miami Beach	140.00	Reimb. CMB for Mobile Storage Group	Lincoln Road Improv. Project
3788	11/06/03	City of Miami Beach	21,675.60	Property Mgmt Work	Lincoln Road Improv. Project
3789	11/06/03	City of Miami Beach	11,749.00	Property Mgmt Work	Lincoln Road Improv. Project
3817	11/26/03	Mercedes Electric Supply, Inc.	946.26	Lighting	Lincoln Road Improv. Project
3832	12/11/03	City of Miami Beach	12,166.47	Property Mgmt Work	Lincoln Road Improv. Project
3960	03/11/04	The Mobile Storage Group	140.00	Lease of Storage Container	Lincoln Road Improv. Project
3961	03/11/04	Mercedes Electric Supply, Inc.	486.82	Lighting	Lincoln Road Improv. Project
3962	03/11/04	Mercedes Electric Supply, Inc.	1,005.22	Lighting	Lincoln Road Improv. Project

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through March 31, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
3978	03/22/04	City of Miami Beach	10,782.72	Reimb. CMB for Wells Fargo Business	Lincoln Road Improv. Project
3979	03/22/04	City of Miami Beach	4,824.54	Reimb. CMB for Mercedes Electric	Lincoln Road Improv. Project
3980	03/22/04	City of Miami Beach	650.00	Reimb. CMB for Mobile Storage Group	Lincoln Road Improv. Project
3981	03/22/04	City of Miami Beach	19.37	Reimb. CMB for Clerk of Court	Lincoln Road Improv. Project
3986	03/22/04	Mercedes Electric Supply, Inc.	1,153.46	Lighting	Lincoln Road Improv. Project
3987	03/22/04	Mercedes Electric Supply, Inc.	1,171.53	Lighting	Lincoln Road Improv. Project
3990	03/22/04	City of Miami Beach	50,775.00	Reimb. CMB for The Veazy Group, Inc.	Lincoln Road Improv. Project
3991	03/22/04	City of Miami Beach	43,392.78	Reimb. CMB for Branching Out, Inc.	Lincoln Road Improv. Project
4001	03/26/04	Mercedes Electric Supply, Inc.	5,011.20	Lighting	Lincoln Road Improv. Project
			<u>190,166.23</u>		
TOTAL LINCOLN ROAD IMPROVE. PROJECT			190,166.23		
3748	10/06/03	F & L Construction	15,950.00	Co-Payment w/CMB (Humidifiers)	Bass Museum
3751	10/07/03	City of Miami Beach	31,770.00	Transfer to CMB (Art in Public Places)	Bass Museum
3794	11/14/03	The Gordian Group, Inc.	7,561.32	Contracting Services - Humidifiers	Bass Museum
3897	01/30/04	F & L Construction	68,986.36	Co-Payment w/CMB (Humidifiers)	Bass Museum
4003	03/26/04	The Gordian Group, Inc.	175.69	Contracting Services - Humidifiers	Bass Museum
			<u>124,443.37</u>		
TOTAL BASS MUSEUM PROJECT			124,443.37		
3767	10/17/03	Squire, Sanders & Dempsey, LLP	4,872.06	Legal Fees	New World Symphony
3971	03/16/04	Squire, Sanders & Dempsey, LLP	1,446.17	Legal Fees	New World Symphony
			<u>6,318.23</u>		
TOTAL NEW WORLD SYMPHONY			6,318.23		
3927	02/23/04	City of Miami Beach	19,650.00	CMB Construction Management	Washington Ave. Streetscape
			<u>19,650.00</u>		
TOTAL WASHINGTON AVE. STREETSCAPE			19,650.00		
3927	02/23/04	City of Miami Beach	4,721.00	CMB Construction Management	Flamingo
			<u>4,721.00</u>		
TOTAL FLAMINGO			4,721.00		
3927	02/23/04	City of Miami Beach	16,389.00	CMB Construction Management	R.O.W.
3983	03/22/04	City of Miami Beach	15,014.25	Reimb. CMB for Hazen & Sawyer	R.O.W.
			<u>31,403.25</u>		
TOTAL R.O.W.			31,403.25		
REPORT TOTAL			<u>\$ 21,376,450.38</u>		

ATTACHMENT “A”

**SUMMARY OF MAJOR
PROJECTS**

REDEVELOPMENT PROJECTS (Planned and/or Underway)

City Center Projects:

Project

Status - as of 3/31/04

Beachwalk Project

An at-grade, landscaped pedestrian beachwalk, connecting 21st Street to Lummus Park, designed and engineered by Coastal Systems International. The Project was permitted by the State of Florida in March, 1998. The Project was contested by a property owner and was stalled for almost 5 years in court. In November, 2001, the City received a Partial Notice to Proceed from the State of Florida as a result of a favorable finding for City by the courts. The full permit was issued in April 2002. Plans and bid specifications for the Beachwalk as well as the street-end improvements for 17th and 18th Street street-ends, which are part of the Beachwalk, have been updated and completed by the Architect. The Project was put out to bid during the last week of August 2002. Proposals were received during the last week of October. On November 13, 2002, the RDA awarded a contract to R. L. Saum Construction Co. to proceed with the project and appropriated \$3.7 million. Construction began during mid-March 2003 and is being phased as to mitigate adverse impact to area hotels and businesses fronting the beach. The project is anticipated to be completed in June/July 2004.

Total Project Cost: \$4.5 Million

Total CRA participation: \$4.5 Million - Construction

17th & 18th Street-end Project

The current layout of the 17th and 18th Street street-ends poses severe limitations for traffic circulation and parking, especially as it relates to the operations of the Delano and Ritz Plaza Hotels. Coastal Systems contract for the design of the Beachwalk was amended to include the development of conceptual plans and cost estimates for the extension of 17th and 18th Streets, seaward to the ECL. Coastal Systems is recommending extending and reconstructing both street-ends to match the Boardwalk motif. The street-end cul-de-sacs are proposed to be relocated approximately 50 to 70 feet east, respectively, to enhance the conditions of the streets and improve the street-end layout. Extension and reconstruction of the two street-ends will require demolition and reconstruction of the public right-of-way with new curbing, paver block sidewalks, asphalt pavement, striping and signage. Construction Drawings and specifications have been updated to reflect FDOT improvements and tie-ins on Collins Avenue. The Project was bid as part of the Beachwalk Project and will commence during Summer 2004 so as minimize impact peak during off-season activities.

Total Project Cost (est): \$610,000

Total CRA participation: \$610,000 - Construction

Project

Status - as of 03/31/04

Collins Park Cultural Center

Implementation of a Master Plan calling for the development of a new regional library, streetscape and park improvements to link cultural activities in the area, including the Bass Museum and the Miami City Ballet. Land acquisition through eminent domain was completed in January 2002 and construction documents for the remaining portions of the Cultural Campus as identified in the Master Plan have been completed. On April 10, 2002, the City awarded the construction contract for the Library to the Tower Group. Construction began in May 2002 and achieved substantial completion in November 2003. A temporary certificate of occupancy (TCO) remains pending subject to the resolution of certain code requirements. Opening is anticipated in Spring, 2004. Negotiations with Stern Architects failed to reach an agreement for the design of Collins Park. As such, the scope of work for the Park was included in the Request for Qualifications for the Rotunda, which is part of the old library that will be preserved and converted into a public venue for performing arts and public functions. Proposals have since been submitted and the selection process is underway. The City Commission authorized the Administration to negotiate with the top ranked firm, MC Harry at the April 14, 2004 meeting.

Total Project Cost: \$11.6 Million – includes land acquisition, streetscape and surrounding infrastructure improvements.

Total CRA participation: \$8.5 Million.

Colony Theater Project

The City has engaged the State of Florida's Department of Management Services to manage the restoration and renovation of the Colony Theater. Preliminary plans called for the removal of the rear 45 feet of existing building, construction of a new stage house, small second and third floor service areas behind the stage, a fourth floor "Backstage" area, elevator, stairs, and the addition of a new vestibule and exterior access ramp to provide ADA access to the stage. The historic preservation scope involves removing the existing marquee and storefront on Lincoln Road and restoring it to its original historic appearance and modifying the interior lobby, office and concession area to be more consistent with the building's original design. Construction drawings were completed on April 29, 2002. Due to delays with structural reviews and permitting, the Project start-up was delayed by approximately 6 months, beginning in late November, 2002, and is anticipated to be substantially complete by the end of 2004. To date, demolition of the main stage house, as well as, non-historic portions of the lobby are completed. Vertical construction on the site of the new stage house is well underway. On March 17, 2004, the RDA had to appropriate an additional \$1.6 Million towards the project to compensate for the loss of \$500,000 in State grant funds and to address certain unforeseen project costs, which is not untypical of historic renovation projects.

Total Project Cost: \$6.3 Million

Total CRA participation: \$4.5 Million - Construction

Project

Status - as of 03/31/04

New World Symphony

The Administration has successfully negotiated a Lease and Development Agreement with the New World Symphony (NWS) regarding its proposed lease of a portion of the 17th Street Surface Parking Lot to accommodate its Sound Space design concept (the Project). As envisioned, the proposed 50,000 square foot facility will provide state-of-the-art communication and media capabilities with performance, classroom, rehearsal and broadcast space. In addition to providing a world-renowned, state-of-the-art facility, another focal point for the community, and the basis for considering the facility's location on this site, is that it will incorporate giant video screen(s) on one or more facades of the building, allowing the public to view live and recorded broadcasts from around the world. The Master Plan contemplates situating the facility on the west surface lot, just to the north of the exiting NWS Theater on Lincoln Road. On July 30, 2003, the Development Agreement between the City of Miami Beach and the New World Symphony, following a duly noticed public hearing, was approved on first reading. A second and final reading of the Development Agreement was held on September 10, 2003, together with a Resolution approving a Lease Agreement, following a separate public hearing.

Separately, but related to the implementation of the 17th Street Master Plan and the realization of NWS' plans, proposals have been received in response to an RFQ for architectural and planning services for the programming and design of the City Hall Expansion Lot parking facility. On February 4, 2004, the City Commission authorized negotiations to proceed with the firm of Perkins and Will.

Total Project Cost: Soundspace - Min. \$40 million; Parking component - \$5 million; Park component - \$10 million

Total CRA participation: TBD

City Center Right-of-Way Improvement Project

The City Center Right of Way (ROW) Infrastructure Improvement Project is a \$16 million infrastructure project which includes the restoration and enhancement of right-of-ways/streetscapes throughout City Center, including roadway, sidewalk, curb and gutter, landscape, streetscape irrigation, lighting, potable water, and storm drainage infrastructure as needed. The estimated budget for the project is \$16,069,350. The estimated construction budget for the project is \$12,173,750. This estimated construction total includes \$6,577,500 for streetscape; \$4,296,250 for stormwater improvements; and \$1,300,000 for water improvements. Proposals have also been received in response to an RFQ for architectural and engineering services for the planning and design of the project. The selection process resulted in awarding negotiations to Chen and Associates.

Total Project Cost: \$16 million

Total CRA participation: \$16 million

**CITY OF MIAMI BEACH
REDEVELOPMENT AGENCY ITEM SUMMARY**



Condensed Title:

A Resolution authorizing the execution of an Interlocal Agreement by and between the City of Miami Beach, the Miami Beach Redevelopment Agency, and Miami-Dade County for the purpose of establishing the use of 1.5% of the Tax Increment Revenues Against real property located within the South Pointe Redevelopment Area and the City Center/Historic Convention Village Redevelopment and Revitalization Area, to be remitted to the City and the County at fiscal year end.

Issue:

Should the Redevelopment Agency approve the execution of the Interlocal Agreement?

Item Summary/Recommendation:

During the course of the 2003/04 RDA budget approval process by Miami-Dade County, the County requested that each Community Redevelopment Area (CRA) include a 1.5% administrative fee to defray the County's costs in connection with its oversight of the CRAs (based on the County's annual Tax Increment Revenue (TIF) contribution in their respective budgets). Due to the fact that the existing bond covenants pledge all current and future increment for the repayment of outstanding bond obligations, the RDA can only remit the administrative fee at the end of the Fiscal Year, provided that the debt service and other obligations relating to the bonds have been met. The RDA budgets were subsequently modified to include a reserve expenditure line item for the administrative fee, which is calculated against the County's share of the TIF payment. In addition, Chapter 163.387(7)(a) Florida Statutes provides that the City and the County are eligible to share in any TIF Revenues not budgeted for a specific use and remaining at the end of the CRA's fiscal year in the Trust Fund. Based on this provision, the City was able to negotiate allocating 1.5% of the County's share of the TIF payment back to the county to defray their costs and 1.5% of the City's share of the TIF payment as a contribution back to the City. The attached Interlocal Agreement between the City of Miami Beach, the RDA and Miami-Dade County serves to document the terms by which the City and the County receive their respective 1.5% allocations. It also documents the County's acknowledgement and approval of the RDA's intention to refinance all or a portion of its outstanding TIF bonds in City Center, provided that the issuance shall not exceed \$101,090,000 and that such refinancing shall mature no later than December 31, 2022.

Advisory Board Recommendation:

Finance and Citywide Projects Committee, December 22, 2003 – Determination to pay the Administrative Fee to the County, subject to further research by City's Bond Counsel. No formal motion made.

Financial Information:

Source of Funds:		Amount	Account	Approved
<div style="border: 1px solid black; width: 50px; height: 50px; display: flex; align-items: center; justify-content: center;"> </div> Finance Dept.	1			
	2			
	3			
	4			
	Total			

City Clerk's Office Legislative Tracking:

Christina M. Cuervo/Kent O. Bonde

Sign-Offs:

Department Director	Assistant City Manager	City Manager
	<i>cmc</i>	<i>Jorge</i>

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AGENDA ITEM 3A
DATE 5-5-04

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.ci.miamibeachfl.gov



REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman and Members of the Board
Miami Beach Redevelopment Agency

Date: May 5, 2004

From: Jorge M. Gonzalez
Executive Director

Subject: **A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY AUTHORIZING THE CHAIRMAN AND SECRETARY TO EXECUTE AN INTERLOCAL AGREEMENT BY AND AMONG THE CITY OF MIAMI BEACH, THE MIAMI BEACH REDEVELOPMENT AGENCY, and MIAMI-DADE COUNTY, FLORIDA, FOR THE PURPOSE OF ESTABLISHING THE USE OF 1.5% OF THE TAX INCREMENT REVENUES AGAINST REAL PROPERTY LOCATED WITHIN THE SOUTH POINTE REDEVELOPMENT AREA AND THE CITY CENTER/HISTORIC CONVENTION VILLAGE REDEVELOPMENT AND REVITALIZATION AREA TO BE REMITTED TO THE CITY AND COUNTY AT FISCAL YEAR END.**

RECOMMENDATION:

Adopt the Resolution.

ANALYSIS:

During the course of the 2003/04 RDA budget approval process by Miami-Dade County, the County requested that each Community Redevelopment Area (CRA) include a 1.5% administrative fee (based on the County's annual Tax Increment Revenue (TIF) contribution in their respective budgets). The purpose of the fee is to defray the County's costs in connection with its oversight of the CRAs. This issue, together with the Children's Trust allocation item, was brought to the attention of the Finance and Citywide Projects on December 22, 2003. However, due to the fact that the existing bond covenants pledge all current and future increment for the repayment of outstanding bond obligations, it was determined that the RDA can only remit the administrative fee to the County at the end of the Fiscal Year, provided that the debt service and other obligations relating to the bonds have been met. Similarly, the RDA negotiated to remit a like amount to the City for its use as well.

The RDA budgets were subsequently modified to include a reserve expenditure line item for the administrative fee, which is calculated against the County's share of the TIF payment. In FY 03/04, the fee to the County paid by City Center will be \$99,055 and \$105,641 by South Pointe. As indicated in an earlier memorandum, the fees paid by the City's two redevelopment areas account for more than 75% of the fees generated by all the other redevelopment areas in Miami-Dade County. It should be noted however, that Chapter 163.387(7)(a) Florida Statutes provides that the City and the County are eligible to share in any TIF Revenues not budgeted for a specific use and remaining at the end of the CRA's fiscal year in the Trust Fund. Based on this provision, the City was able to negotiate allocating 1.5% of the County's share of the TIF payment back to defray their costs and 1.5% of the City's share of the TIF payment as a contribution back to the City. The TIF payment back to the City represents \$125,443 for City Center and \$129,807 for South Pointe.

The attached Interlocal Agreement between the City of Miami Beach, the RDA and Miami-Dade County serves to document the terms by which the City and the County receive their respective administrative fees. It also documents the County's acknowledgement and approval of the RDA's intention to refinance all or a portion of its outstanding TIF bonds in City Center, provided that the issuance shall not exceed \$101,090,000 and that such refinancing shall mature no later than December, 31 2022.

RECOMMENDATION:

It is recommended that the Redevelopment Agency adopt the attached Resolution to execute the Interlocal Agreement as proposed.

JMG/^{cm}CMC/KB

T:\AGENDA\2004\May0504\RDA\Interlocal.doc

Enclosure

RESOLUTION NO. _____

A RESOLUTION OF THE CHAIRMAN AND THE MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY AUTHORIZING THE CHAIRMAN AND SECRETARY TO EXECUTE AN INTERLOCAL AGREEMENT BY AND AMONG THE CITY OF MIAMI BEACH, THE MIAMI BEACH REDEVELOPMENT AGENCY, AND MIAMI-DADE COUNTY, FLORIDA, FOR THE PURPOSE OF ESTABLISHING THE USE OF 1.5% OF THE TAX INCREMENT REVENUES AGAINST REAL PROPERTY LOCATED WITHIN THE SOUTH POINTE REDEVELOPMENT AREA AND THE CITY CENTER/HISTORIC CONVENTION VILLAGE REDEVELOPMENT AND REVITALIZATION AREA TO BE REMITTED, RESPECTIVELY, TO THE CITY AND COUNTY AT FISCAL YEAR END.

WHEREAS, on November 16, 1993, the Miami Beach Redevelopment Agency approved an Interlocal Agreement ("Agreement") among the City of Miami Beach, Florida (the "City"), the Miami Beach Redevelopment Agency (the "CRA"), and Miami-Dade County, Florida (the "County") for the purpose of establishing the use of a portion of the tax increment revenues derived from the imposition of a levy against real property located within the jurisdictions of the CRA (the "Tax Increment Revenues"); and

WHEREAS, Chapter 163, Part III, Florida Statutes, also known as the Community Redevelopment Act of 1969 (the "Act"), provides for the creation of community redevelopment agencies and governs the use of moneys in redevelopment trust funds created in accordance with the Act (each, a "Fund"); and

WHEREAS, the City Commission accepted a delegation of powers from the Miami-Dade County Board of County Commissioners (the "Board"), found a need for and created the CRA to have jurisdiction over all of its community redevelopment districts, declared members of the City Commission to be the members of the CRA, granted the CRA the power to exercise certain powers permitted by the Act to the extent delegated by the Board to the CRA and directed the initiation, preparation and adoption of community redevelopment plans by the CRA for its two community redevelopment districts known as City Center/Historic Convention Village and South Pointe ("CRA Districts"); and

WHEREAS, the CRA has various series of community redevelopment revenue bonds currently outstanding in the aggregate principal amount of \$94,890,000 issued under certain bond resolutions (the "Bond Resolutions") to which the CRA has pledged all current and future Tax Increment Revenues the CRA is entitled to receive from the CRA Districts to which the Bonds relate pursuant to the Act from all non-exempt taxing

authorities, including Tax Increment Revenues from any additional tax levies created subsequent to the issuance of bonds under the Bond Resolutions; and

WHEREAS, during the 2003-2004 budget hearing, the Board requested and approved an administrative charge fee, payable by all community redevelopment agencies in the County, establishing a 1.5% administrative reimbursement charge to recover costs for County staff time associated with overseeing community redevelopment agency activities and for processing related items; and

WHEREAS, the City, the CRA and the County herein acknowledge and agree, pursuant to the Interlocal Agreement, to allocate a 1.5% administrative fee of the County's annual Tax Increment Revenue contribution to defray the County's costs in connection with its oversight of the CRA, and to be paid from legally available Tax Increment Revenues remaining at the end of the CRA's fiscal year; and

WHEREAS, the City will also allocate of the City's annual Tax Increment Revenue contribution, annually, to be paid from legally available Tax Increment Revenues remaining at the end of the CRA's fiscal year; and

WHEREAS, the CRA intends to issue refunding bonds in order to refinance all or a portion of its outstanding Tax Increment Revenue Bonds (City Center/Historic Convention Village); and

WHEREAS, accordingly, the attached Interlocal Agreement further memorializes the County's approval of the issuance of a not to exceed \$101,090,000 principal amount of such refunding bonds, maturing no later than December 31, 2022, for the purpose of refinancing all or a portion of the outstanding Tax Increment Revenue Bonds (City Center/Historic Convention Village District), funding any necessary reserves and paying costs of issuance.

NOW THEREFORE, BE IT DULY RESOLVED BY THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY OF THE CITY OF MIAMI BEACH, FLORIDA, that the Chairman and Secretary are hereby authorized to execute an Interlocal Agreement by and among the City of Miami Beach, the Miami Beach Redevelopment Agency, and Miami-Dade County, Florida, for the purpose of establishing the use of 1.5% of the Tax Increment Revenues Against real property located within the South Pointe Redevelopment Area and the City Center/Historic Convention Village Redevelopment and Revitalization Area, to be remitted, respectively, to the City and the County at fiscal year end.

PASSED and ADOPTED this 5th day of May, 2004.

CHAIRMAN

ATTEST:

SECRETARY

JMG/CMC/AP

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**APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION**



City Attorney



Date

**INTERLOCAL AGREEMENT
AMONG CITY OF MIAMI BEACH,
MIAMI BEACH REDEVELOPMENT AGENCY,
&
MIAMI-DADE COUNTY, FLORIDA**

This Interlocal Agreement ("Agreement") is among the City of Miami Beach, Florida (the "City"), the Miami Beach Redevelopment Agency (the "CRA"), and Miami-Dade County, Florida (the "County") for the purpose of establishing the use of a portion of the tax increment revenues collected and paid annually by the Miami-Dade County Tax Collector to the CRA with respect to the tax increment districts within the jurisdiction of the CRA (the "Tax Increment Revenues"),

WHEREAS, pursuant to Chapter 163, Part III, Florida Statutes, also known as the Community Redevelopment Act of 1969 (the "Act"), the City Commission accepted a delegation of powers from the Miami-Dade County Board of County Commissioners (the "Board"), found a need for and created the CRA to have jurisdiction over all of its community redevelopment districts, declared members of the City Commission to be the members of the CRA, granted the CRA the power to exercise certain powers permitted by the Act to the extent delegated by the Board to the CRA and directed the initiation, preparation and adoption of community redevelopment plans by the CRA for its two community redevelopment districts known as City Center/Historic Convention Village and South Pointe ("CRA Districts"); and

WHEREAS, the CRA has various series of community redevelopment revenue bonds currently outstanding in the aggregate principal amount of \$94,890,000 (the "Bonds") issued under certain bond resolutions (the "Bond Resolutions") to which the CRA has pledged all current and future Tax Increment Revenues the CRA is entitled to receive from the CRA Districts to which the Bonds relate pursuant to the Act from all non-exempt taxing authorities, including Tax Increment Revenues from any additional tax levies created subsequent to the issuance of bonds under the Bond Resolutions; and

WHEREAS, the annual budget of the CRA is approved by the City and the County pursuant to the Act in which the Tax Increment Revenues are appropriated for purposes consistent with the Bond Resolutions and the CRA's redevelopment plans for the CRA Districts;

WHEREAS, as set forth in F.S. 163.387(7)(a), the City and the County are eligible to share in any Tax Increment Revenues not budgeted for a particular use and remaining at the end of the CRA's fiscal year in the Fund established for the respective CRA Districts; and

WHEREAS, during the 2003-2004 budget hearing, the Board requested and approved an administrative charge fee payable by all community redevelopment agencies in the County, establishing a 1.5 percent administrative reimbursement charge to recover costs for County staff time associated with overseeing community redevelopment agency activities and for processing related items; and

WHEREAS, the City, the CRA and the County wish to acknowledge and agree, by this Interlocal Agreement, to allocate in the annual budget, a 1.5% administrative fee to be paid to the County to defray the County's costs in connection with its oversight of the CRA and a 1.5% fee to be paid to the City; both to be paid after the debt service and other obligations on the Bonds and any future bonds (or loans) issued by the CRA and approved by the County have been satisfied from Tax Increment Revenues; and

NOW THEREFORE, the parties agree as follows:

Section 1. The recitals above are incorporated by reference in this Section 1.

Section 2. The City, the CRA and the County agree that on the last day of the CRA's fiscal year, the CRA shall remit 1.5% of the Tax Increment Revenues paid to the CRA for that Fiscal Year to the County and 1.5% of the Tax Increment Revenues paid to the CRA for that Fiscal Year to the City, provided, as to both remittances, the debt service and all other obligations relating to the Bonds and any future bonds (or loans) issued by the CRA and approved by the County have been satisfied for that fiscal year.

Section 3. The County approves the issuance by the CRA of not to exceed \$101,090,000 principal amount of refunding bonds for the purpose of refinancing all or a portion of the outstanding principal amount of the Bonds issued with respect to the City Center/Historic Convention Village Community Redevelopment district), funding any necessary reserves and paying the cost of issuance, provided such refunding bonds mature no later than the maturity date for the Bonds.

Section 4. This Agreement shall be effective upon execution by all parties and shall continue for as long as the CRA is in existence.

Section 5. This Agreement shall be binding upon and shall inure to the benefit of the City, the County, the CRA and their respective successors.

Section 6. Any amendment to or waiver of any provision of this Agreement must be in writing and mutually agreed to by the CRA, the City and the County.

Section 7. This Agreement and its provisions shall be governed by and construed in accordance with the laws of the State of Florida. In any action, in equity or law, with respect to the enforcement or interpretation of this Agreement, venue shall be in the County.

Section 8. This Agreement contains all the terms and conditions agreed upon by the parties. No other Agreement, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or bind any of the parties. If any part of this Agreement is held by a court of competent jurisdiction to be invalid, illegal or unenforceable, such invalid, illegal or unenforceable part shall be deemed severable and the remaining parts of this Agreement shall continue in full force and effect provided that the rights and obligations of the parties are not materially prejudiced and the intentions of the parties can continue to be effected.

Section 9. This Agreement is signed in three (3) counterparts, and each counterpart shall constitute an original of this Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their respective and duly authorized officers as of the day and year first above written.

ATTEST:

CITY OF MIAMI BEACH, FLORIDA

Robert Parcher, City Clerk

David Dermer, Mayor

ATTEST:

MIAMI BEACH REDEVELOPMENT AGENCY

Secretary

Chairman

ATTEST:

MIAMI-DADE COUNTY, FLORIDA

County Clerk

County Manager

Print Name and Title

Approved as to form and legal
sufficiency by:

Asst. Miami-Dade County, Attorney

**APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION**

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David Dermer 8/29/04
City Attorney Date

**CITY OF MIAMI BEACH
REDEVELOPMENT AGENCY ITEM SUMMARY**



Condensed Title:

A Resolution of the Chairman and members of the Redevelopment Agency of the City of Miami Beach, Florida, appropriating Funds, in the amount of \$335,500, from the South Pointe Redevelopment Agency, and Funds, in the amount of \$388,300, from the City Center Redevelopment Agency in order to construct the 137 Washington Avenue surface lot and provide upgrades to the 1672 Lenox Avenue surface lot.

Issue:

Shall the Chairman and Members of the Redevelopment Agency approve the appropriation of \$335,500 from the South Pointe RDA for the construction of a new Surface Parking Lot located at 137 Washington Avenue and Funds in the amount of \$388,300 from the City Center RDA for a full renovation to the 1672 Lenox Avenue Surface lot

Item Summary/Recommendation:

On December 6, 2001 the South Pointe Advisory Committee recommended the relocation of the Community Garden from the current location at the time, at 137 Washington Avenue, to a new site on Collins Avenue between Second and Third Streets. Additionally, a decision was also made to support the construction of a surface parking lot on the vacated property on Washington Avenue after the relocation of the Community Garden.

On December 19, 2001, the Redevelopment Agency of the City of Miami Beach (RDA) approved the recommendation to relocate the Community Garden from Washington Avenue and to convert the remaining site to a parking lot.

On February 10th, 2004 the Historic Preservation Board (HPB) was presented with the plans for the Parking Lot at the former Community Garden; the item was approved based on a design performed by Bermello Ajamil and Partners. The design is ready to proceed to construction.

At the 1672 Lenox Avenue surface lot located in the South West intersection of 17th Street and Lenox Avenue, an upgrading is required. A complete design was developed with the assistance of the Planning Department and the Public Works Department to address landscape and site drainage. A full new electrical service will be provided as well.

The Administration recommends the appropriation of the Funding in order to complete these projects as described.

Advisory Board Recommendation:

N/A

Financial Information:

Source of Funds:		Amount	Account	Approved
	1	\$335,500		
	2	\$388,300		
Finance Dept.		\$723,800		

City Clerk's Office Legislative Tracking:

Hiram G. Siaba x 6572

Sign-Offs:

Department Director	Assistant City Manager	City Manager

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AGENDA ITEM

3B

DATE

5-5-04

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139

www.miamibeachfl.gov



REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman David Dermer and
Members of Miami Beach Redevelopment Agency

Date: May 5, 2004

From: Jorge M. Gonzalez
Executive Director

Subject: **A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE REDEVELOPMENT AGENCY OF THE CITY OF MIAMI BEACH, FLORIDA, APPROPRIATING FUNDS, IN THE AMOUNT OF \$335,500, FROM THE SOUTH POINTE REDEVELOPMENT AGENCY, IN ORDER TO CONSTRUCT A SURFACE LOT AT 137 WASHINGTON AVENUE; AND APPROPRIATING FUNDS, IN THE AMOUNT OF \$388,300, FROM THE CITY CENTER REDEVELOPMENT AGENCY, TO PROVIDE UPGRADES TO THE 1672 LENOX AVENUE SURFACE LOT.**

ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

FUNDING

The Funding is available from the South Pointe and the City Center RDA Districts.

ANALYSIS

On December 6th, 2001 the South Pointe Advisory Committee recommended the relocation of the Community Garden from the current location at the time, at 137 Washington Ave., to a new site on Collins Avenue between Second and Third Streets. Additionally, a decision was also made to support the construction of a surface parking lot on the vacated property on Washington Avenue after the relocation of the Community Garden.

On December 17th, 2001, the Land Use and Development Committee voted unanimously to recommend the proposed relocation of the City's Community Garden from 137 Washington Avenue to 226 Collins Avenue. To complete the first step, on December 19th, 2001, the Redevelopment Agency of the City of Miami Beach (RDA) approved the recommendation to relocate the Community Garden from Washington Avenue and to convert the remaining site to a parking lot. The relocation of the Community Garden proceeded as approved and is substantially completed at the new location at 226 Collins Avenue.

The Parking Department then proceeded to retain Bermello, Ajamil Architects (B&A) from the City's rotational list to design and prepare construction documents for the new surface

lot at 137 Washington Avenue. Documents were prepared and approved by the Parking Department. Since the lot is within the Historic District, a presentation to the Historical Preservation Board (HPB) was required. On October 7th, 2003 at a Historic Preservation Board Meeting (HPB) the item was continued for the next meeting of December 9th, 2003. On December 9th, 2003 the HPB again continued the item to the February 10th, 2004 meeting where it was approved based on the design prepared by B&A.

The surface lot at 137 Washington Avenue will include thirty (30) parking spaces, two (2) of the spaces being Americans with Disabilities Act (ADA) accessible, landscaping including seventeen (17) palms and ten (10) shade trees, shrubs and ground cover. A new exfiltration drainage system and a new lighting installation are included. The lot will also include a continuous five (5') foot aluminum fence on the North and East side of the property. The West side of the property facing Washington Avenue will have a four (4) foot high aluminum picket fence with masonry piers.

The 1672 Lenox Avenue surface lot located on the South West intersection of 17th Street and Lenox Avenue requires upgrading due to its visible location and the existing condition of the lot. The Parking Department initiated the effort by proposing the upgrade of concrete sidewalks, asphalt and re-stripping of the parking spaces. The Planning Department also requested full compliance with the City of Miami Beach Zoning Code regarding landscape criteria.

A complete landscape design was subsequently developed with the assistance of the Planning Department. A total of twenty (20) new shade trees, twenty eight (28) new palms and extensive amount of shrubs and ground cover throughout the surface lot are the new components to be provided at this parking lot.

In addition, the Public Works Department requested an analysis of the parking lot existing storm drainage system. In coordination with Capital Improvements Project Office (CIP) an engineering study was performed. The existing drainage system consists of four (4) catch basins connected in such a manner that the rain water flows to the last catch basin closest to the street, where the water accumulates until it overflows. At that point the rain water flows to the public storm drainage system of the City, which is not acceptable to the Public Works Department.

The Public Works Department determined that either a new exfiltration system such as a French Drain should be constructed in the lot or a new Drainage Well had to be located at the last catch basin to provide a self sufficient drainage system as mandated by new code requirements.

A new electrical service will also be provided to the existing lighting system in order to meet current codes.

The existing capacity of the lot is for eighty five (85) parking spaces. After the upgrades are completed, the capacity of the lot will be eighty (80) car parking spaces, two (2) of which are designated accessible (ADA) and there will be an additional 6 motorcycle parking spaces.

The construction cost of the parking lots will be as follows:

Address	Construction	Contingency	Total
137 Washington Avenue	\$305,000	\$30,500	\$335,500
1672 Lenox Avenue	\$353,000	\$35,300	\$388,300

The Administration recommends appropriation of the funding in order to complete these two projects which are considered substantial improvements, and in order to provide better parking facilities to the community with sufficient shade trees and a more aesthetically pleasing installation for the visitors to the City of Miami Beach.

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RESOLUTION NO. _____

A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY (RDA), APPROPRIATING FUNDS AS FOLLOWS: \$335,500, FROM THE SOUTH POINTE REDEVELOPMENT DISTRICT, IN ORDER TO CONSTRUCT A SURFACE PARKING LOT AT 137 WASHINGTON AVENUE; AND \$388,300, FROM THE CITY CENTER REDEVELOPMENT DISTRICT, TO PROVIDE UPGRADES TO THE 1672 LENOX AVENUE SURFACE PARKING LOT.

WHEREAS, on December 17th, 2001, the Land Use and Development Committee voted unanimously to recommend relocation of the City's Community Garden from 137 Washington Avenue, to 226 Collins Avenue; and

WHEREAS, on December 19th, 2001, two options were presented to the Miami Beach Redevelopment Agency (RDA) as follows: if the relocation did not occur, then the site should remain a green area; or if the relocation did occur, then the City's proposal to utilize the former Community Garden site on Washington Avenue as a surface parking lot should be approved; and

WHEREAS, the relocation of the Community Garden was approved and the construction of the new Community Garden proceeded as planned and is substantially completed at the new location at 226 Collins Avenue; and

WHEREAS, the City retained Bermello, Ajamil Architects (B&A) from the City's rotational list of architects and engineers to design and prepare construction documents for the new surface parking lot at 137 Washington Avenue; and

WHEREAS, a presentation was made to the Historic Preservation Board (HPB), and approved at the HPB's February 10th, 2004 meeting; and

WHEREAS, the proposed surface lot at 137 Washington Avenue will include thirty (30) parking spaces, two (2) of the spaces being Americans with Disabilities Act (ADA) accessible; landscaping, including seventeen (17) palms and ten (10) shade trees, shrubs and ground cover, a new exfiltration drainage system; new lighting installation; a continuous five (5') foot aluminum fence on the north and east side of the property; all with an estimated cost of \$335,500; and

WHEREAS, the 1672 Lenox Avenue surface parking lot, located on the southwest intersection of 17th Street and Lenox Avenue, requires upgrading due to its visible location and the existing condition of the lot; and

WHEREAS, a new design was subsequently developed including a new drainage system and new electrical service in order to meet current codes; all with an estimated cost of \$388,300 and;

WHEREAS, funds, in the amount of \$335,500 are available from the South Pointe Redevelopment District, Fund Number 379, for the construction of the surface parking lot at 137 Washington Avenue, and funds, in the amount of \$388,300, are available from the City Center Redevelopment District, Fund Number 365, to provide upgrades to the 1672 Lenox Avenue surface parking lot.

NOW, THEREFORE, BE IT RESOLVED BY THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, that the Chairman and Members hereby appropriate funds as follows: \$335,500, from the South Pointe Redevelopment District, in order to construct a surface parking lot at 137 Washington Avenue; and \$388,300, from the City Center Redevelopment District, to provide upgrades to the 1672 Lenox Avenue surface parking lot.


PASSED and ADOPTED this _____ day of _____, 2004.

CHAIRMAN

ATTEST:

**APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION**

SECRETARY


Redevelopment Agency
General Counsel


Date

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